

William James Dodd  
Playa del Rey  
Residence

Historic-Cultural Monument  
Application

Respectfully Submitted  
Thomas Lee McMahon  
April 2019

# Internet Archive PDF Document Index

## “Dodd Playa del Rey Residence”

(Try Ctrl-F; but not fully tagged/searchable)

Tom McMahon 2020-07-19



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DODD PLAYA DEL REY  
RESIDENCE

SPANISH COLONIAL REVIVAL STYLE

WILLIAM J. DODD, ARCHITECT

DICKINSON & GILLESPIE, CONTRACTOR

FRITZ B. BURNS, DEVELOPER

BUILT 1930      DECLARED 2019



HISTORIC-CULTURAL MONUMENT NO. 1195

CULTURAL HERITAGE COMMISSION  
CITY OF LOS ANGELES





Dodd Playa del Rey Residence Living Room

## City of Los Angeles OHR/CHC Nomination Form

CITY OF LOS ANGELES

Office of Historic Resources/Cultural Heritage Commission



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

**1. PROPERTY IDENTIFICATION**

Proposed Monument Name: <b>Dodd Playa del Rey Residence</b>		Notable architect/builder				
Other Associated Names: <b>Ivan Miller residence (President of Civic Union of Playa del Rey)</b>						
Street Address: <b>8207 (8107) Delgany Avenue</b>		Zip: <b>90293</b>	Council District: <b>11</b>			
Range of Addresses on Property: <b>8207 (current); 8107 (original)</b>		Community Name: <b>Playa del Rey</b>				
Assessor Parcel Number: <b>4115-004-017</b>		Tract: <b>9809</b>	Block: <b>34</b> Lot: <b>52</b>			
Identification cont'd: <b>Case: 544894, Permit #3711, LA Architects Bldg, Assess. Books 273, 572, 677</b>						
Proposed Monument Property Type:		<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:						

**2. CONSTRUCTION HISTORY & CURRENT STATUS**

Year built: <b>1930</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? <b>Private Development</b>
Architect/Designer: <b>William James Dodd, AIA</b>	Contractor: <b>Fritz Burns' Dickinson &amp; Gillespie Corporation</b>		
Original Use: <b>Personal Residence/Retirement Home</b>	Present Use: <b>Residence</b>		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

**3. STYLE & MATERIALS**

Architectural Style: <b>Spanish Colonial Revival</b>		Stories: <b>2</b>	Plan Shape: <b>Rectangular</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Wood</b>	
CLADDING	Material: <b>Stucco, textured</b>	Material: <b>Select</b>	
ROOF	Type: <b>Hipped, cross</b>	Type: <b>Flat</b>	
	Material: <b>Clay tile, rounded</b>	Material: <b>Rolled asphalt</b>	
WINDOWS	Type: <b>Single-hung</b>	Type: <b>Fixed</b>	
	Material: <b>Aluminum</b>	Material: <b>Aluminum</b>	
ENTRY	Style: <b>Recessed</b>	Style: <b>Centered</b>	
DOOR	Type: <b>Paneled, glazed</b>	Type: <b>Paneled, glazed</b>	

City of Los Angeles OHR/CHC Nomination Form

CITY OF LOS ANGELES

Office of Historic Resources/Cultural Heritage Commission



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

<p>List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.</p>	
1948	Garage Door and Basement Gravity Heater Work [See attached]
1955	Change of Address (8201 -> 8207) [See attached]
1968	Addition of Master Bedroom & Bath Upstairs; 11' x 42' Living Area over Existing Rear 
	Permit No. and Year: WLA74746/68 [All documents attached.]
1992	Add 15' x 42' Foundation, Basement, Rumpus Room, and new Decks Above Existing Rear
	Permit No. and Year: 92WL03438 [All documents attached.]
1996	Foundation Earthquake Pier, Joist, T-Strap Fitting [See attached]
2015	Solar Install on upper flat roof. [See Attached]

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:		

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input checked="" type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

# City of Los Angeles OHR/CHC Nomination Form

CITY OF LOS ANGELES

Office of Historic Resources/Cultural Heritage Commission

## **HISTORIC-CULTURAL MONUMENT NOMINATION FORM**



### **7. WRITTEN STATEMENTS**

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

### **8. CONTACT INFORMATION**

#### **Applicant**

Name: Thomas Lee McMahon TTEE	Company:	
Street Address: 8207 Delgany Avenue	City: Playa del Rey	State: CA
Zip: 90293	Phone Number: _____	Email: _____

#### **Property Owner**

Is the owner in support of the nomination?

Yes     No     Unknown

Name: Thomas Lee McMahon Trust	Company:	
Street Address: 8207 Delgany Avenue	City: Playa del Rey	State: CA
Zip: 90293	Phone Number: _____	Email: _____

#### **Nomination Preparer/Applicant's Representative**

Name: Thomas Lee McMahon TTEE	Company:	
Street Address: 8207 Delgany Avenue	City: Playa del Rey	State: CA
Zip: 90293	Phone Number: _____	Email: _____

# City of Los Angeles OHR/CHC Nomination Form

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## **HISTORIC-CULTURAL MONUMENT NOMINATION FORM**



### **9. SUBMITTAL**

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

#### APPLICATION CHECKLIST

- |  |   |
|--|---|
| 1. <input checked="" type="checkbox"/> Nomination Form   | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation  |
| 2. <input checked="" type="checkbox"/> Written Statements A and B  | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations<br>(include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography  | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos  |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade<br>(8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to:<br>planning.ohr@lacity.org) | 8. <input checked="" type="checkbox"/> Historical Photos  |
|  | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels<br>(including map)                         |

### **10. RELEASE**

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Thomas Lee McMahon

Name:

April 19th, 2019

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
221 N. Figueroa St., Ste. 1350  
Los Angeles, CA 90012

Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)

## 2. Written Statement A - Proposed Monument Description

Two story Spanish Colonial Revival designed by Master Architect William J. Dodd in the last years of his career for his personal residence in Playa del Rey, built February 1930. The design exhibits the characteristic picturesquely arranged masses, a street elevation to be viewed from multiple perspectives, with asymmetric bulk, highlighting its three dimensional nature.

March 9, 1930 - Los Angeles Times; "The Dodd Home contains three bedrooms, living-room, large dining-room, combination breakfast and serving room, and kitchen. It is situated on sloping ground and overlooks the ocean."

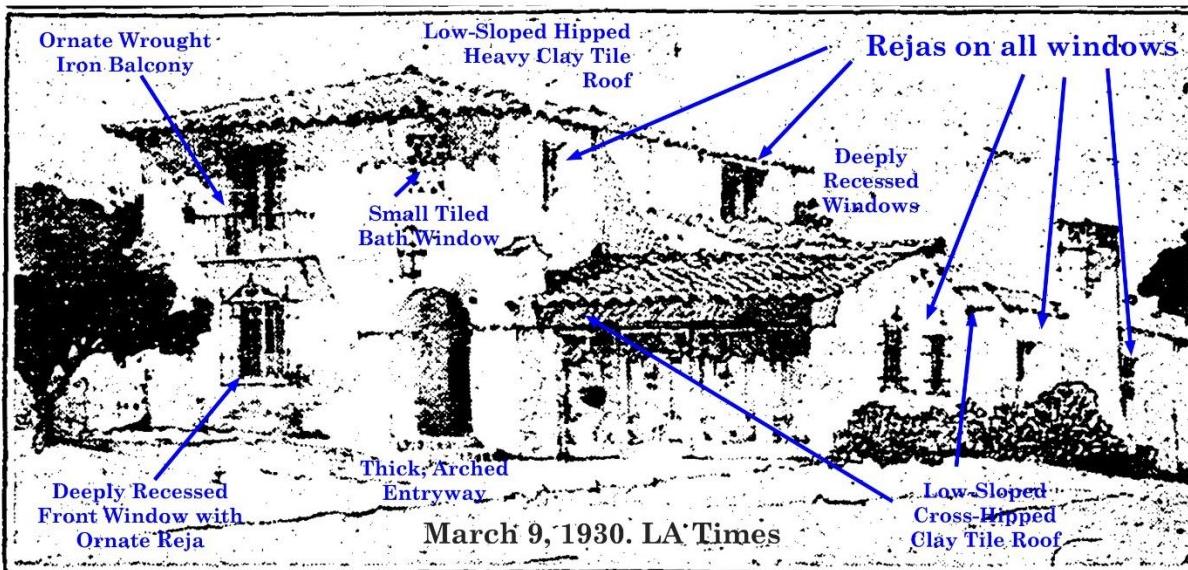
March 9, 2019: Four-bedroom, four bath, office, sunken living room, dining room, kitchen atrium, attached garage, partial basement. Hilltop location on sloping lot facing Santa Monica bay, Point Dume, and a vista of the Santa Monica Mountains in the rear. Views of Los Angeles and the San Gabriel Mountains from the front, east-facing rooms. Innovative 18 panel 16.2 kW hidden solar system for renewable energy without compromising style or the Spanish Colonial Revival architectural integrity. Solar engineering design unique to this home.

2018 photo matching historic photos angle - 8207 Delgany Avenue, Playa del Rey, CA 90293:



Written Statement A - Proposed Monument Description

Historic photos – a) LA Times March 1930, b) Sharon Miller Williams 1958 [Granddaughter Playa del Rey Civic Union President Ivan Miller, owner & resident 1958-1966]:



"Future Home of W.J. Dodd. Construction work has been started on a seven-room Spanish-style home for W.J. Dodd, architect, at Playa del Rey, according to V.L. Gentry, manager for the Dickinson & Gillespie Corporation, developers of the project, who reports plans complete for fifteen additional residences and building work progress on either others. The Dodd Home contains three bedrooms, living-room, large dining-room, combination breakfast and serving room, and kitchen. It is situated on sloping ground and overlooks the ocean."



Photo: Sharon Miller Circa 1958. From a letter to Tom McMahon February 8th, 2004

"The last time I saw that house my grandfather, Ivan Miller, was dying of cancer and I was 9 years old. I had no idea was or even the name of the street, but when I looked up from the highway below I knew I was there. I saw that window where I stood as a child and looked down at the ocean and the patio below. I enclosed a picture from my family album that I thought you might enjoy. The house is still basically the same, but when I was there, there weren't many houses on the hill, and when I was young it seemed his was at the very top."

The original structure is classic tile-covered cross-hipped; the left half and rear being two stories, and the front right occupied by a one-story attached garage. The picturesquely arranged masses of the street-facing contemporary elevation is now L-shaped cross-hipped with traditional parapet and clay tile attic vents. The L-Shape front Hip is full, the rear is pseudo hipped with a flat roof hidden behind the sloped Hip/parapet. Terracotta attic vents are under all of the protruding hip rafters. The hidden solar panels cannot be seen from any direction, including street and neighbor views.

The upstairs street-facing second story bedroom (original Master Bedroom) has paired French style doors opening out onto an ornate Spanish Colonial design wrought iron balcony.



The second story rear of the “L” (new Master Bedroom) over the rear of the garage has a large front-facing and deeply inset window with wrought ironwork rejas. The second floor Office and bathroom (one of the original bedrooms and shared Master Bath of original) is situated in the corner of the “L” with protruding hip rafters and terracotta attic vents above.

A large, deeply inset, four-bay window looks out from the north elevation of the second floor Office, over the rear of the ground floor garage. Three corbeled stiles/posts of Dodd design support the lintel over these windows. Both the eleven-foot-wide, one-foot deep copper sill and the stiles/posts and corbels were restored and replaced:



As with every home built during development of Palisades del Rey and Surfridge, Dodd kept with the Dickinson & Gillespie criteria that “every home has a Spanish-style red tile roof and ornate tile work and featured an exterior and interior layout to enhance each home’s particular view. Home exteriors were required to be brick, stone or stucco.”

The building retains the heavy original clay tile (\*), copper gutters and downspouts, ironwork, and deeply inset windows are visible from the street. A thick arch in the front elevation leads to a small covered, tiled patio and the actual front door. The copper lantern over the arch is original; the purpled glass cylindrical globe retains the 1930 street number (“8107”, changed to 8207 September 13<sup>th</sup>, 1955).

The homes built by Dickinson and Gillespie in the development of Palisades del Rey and Surfridge used roughly screened local beach and dune sand for both the concrete foundations and the exterior stucco mix. This was to save cost over hauling by rail or truck to this then-relatively remote location. Use of local sand and manual application gave the stucco a more interesting texture and surface variance than that of the grit-finish billiard-table flat stucco used on modern homes and apartment buildings.



It was also used for the heavily-sanded mix in the driveway pan and 20s-era curb cuts in the Dodd house.



The same is true of the interior plaster work. In some places the combination of button board, beach sand-laden scratch coat and finish coat plaster totals almost one inch thick. A long-lost art, labor-intensive, and prohibitively expensive now.

It was very difficult to totally match the old stucco and plasterwork during the recent renovations & restorations. Both the source of materials and the skill of manual stucco/plaster application and layup are limited or not available. Recent work accomplished a highly satisfactory match.

The rear second story 1968 addition was re-engineered in the early 1992 to remedy incongruent architectural details in a prior owner's addition relative to the original Dodd design and intent. Identical roof rafters and heavy clay Spanish tiles were added, along with matching attic roof vents, an 8" deep recessed window, hand-laid stucco, no sharp corner beads (this employed bullnose corners) and matching custom-fabricated wrought iron. Engineering with an eye toward architectural integrity in this subsequent renovation was paramount.

The south elevation is relatively unremarkable, austere, and characteristic of the era. Two-story hand laid up expanse of heavy stucco with bullnose corners on all sides, softening the impact of the large, imposing, face. This is the sun-facing elevation with little or no view in that direction.

(\*) - Original heavy clay Spanish tile is on all of the original main structure. The owner had all tiles removed for replacement of the original tar paper with two layers of new membrane underlayment material. All of the original clay tiles were carefully replaced, modulo a small amount of breakage. Replacements were located in salvage yards around Los Angeles specializing in Spanish Colonial home demolition.

All roof, deck, and window flashing has been replaced with 20-ounce copper fabricated to fit the building. This is notable in the base of the north facing second floor deeply-set windows where an eleven-foot section of a wide copper exterior sill was replaced. Copper rain gutter, 20-ounce, is at the perimeter all clay tile roof sections, with copper downspouts, all patinaed by the proximity to the marine environment. Original rafter beams sticking out under all of the eaves.

Some of the ironwork was refabricated over the years by a local foundry that specializes in forge-wrought, bent and hammered iron. The new iron matches Dodd's original designs & weight. A hand-wrought railing was added to the long interior stairway up to the second floor for safety purposes.

The north elevation has the original chimney, raised approximately 8 feet during the October 30<sup>th</sup>, 1968 rear second story bedroom and bath addition.

The wooden deck and railings in the rear have been replaced (1992) due to severe rot and termite damage. A tiled deck with matching beams and corbels above was added, as was another below-grade room underneath. A 30 foot Japanese copper rain chain from the gutter was added.

## Written Statement A - Proposed Monument Description

The second story rear balcony was replaced (1992) for similar reasons. A tile, covered gallery now spans the rear of the building and covers the new patio below. Heavy beams, rafters, and matching corbels were used throughout. See photographs end of this section (\*).

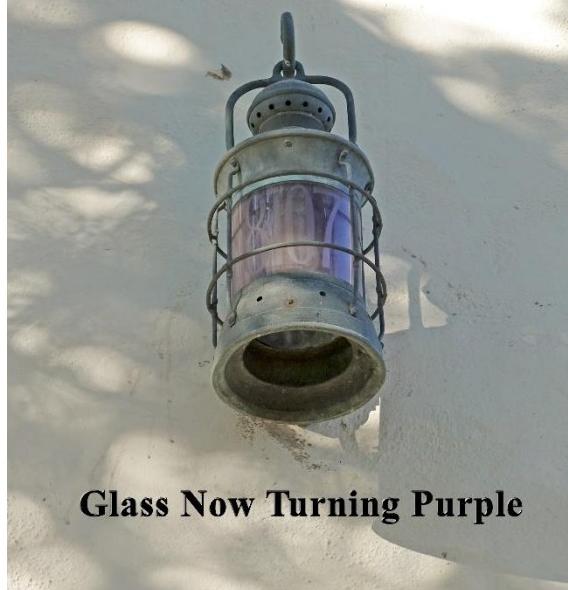
Entrance begins through a 23" thick stucco arch with shoulder high tile insert collar and banding into a covered entry patio facing a large oak door. The oak door and all of its hardware and ironwork is original. It is inset into a 17-inch-thick wall at the rear of the covered entryway.



Lantern over entry arch.

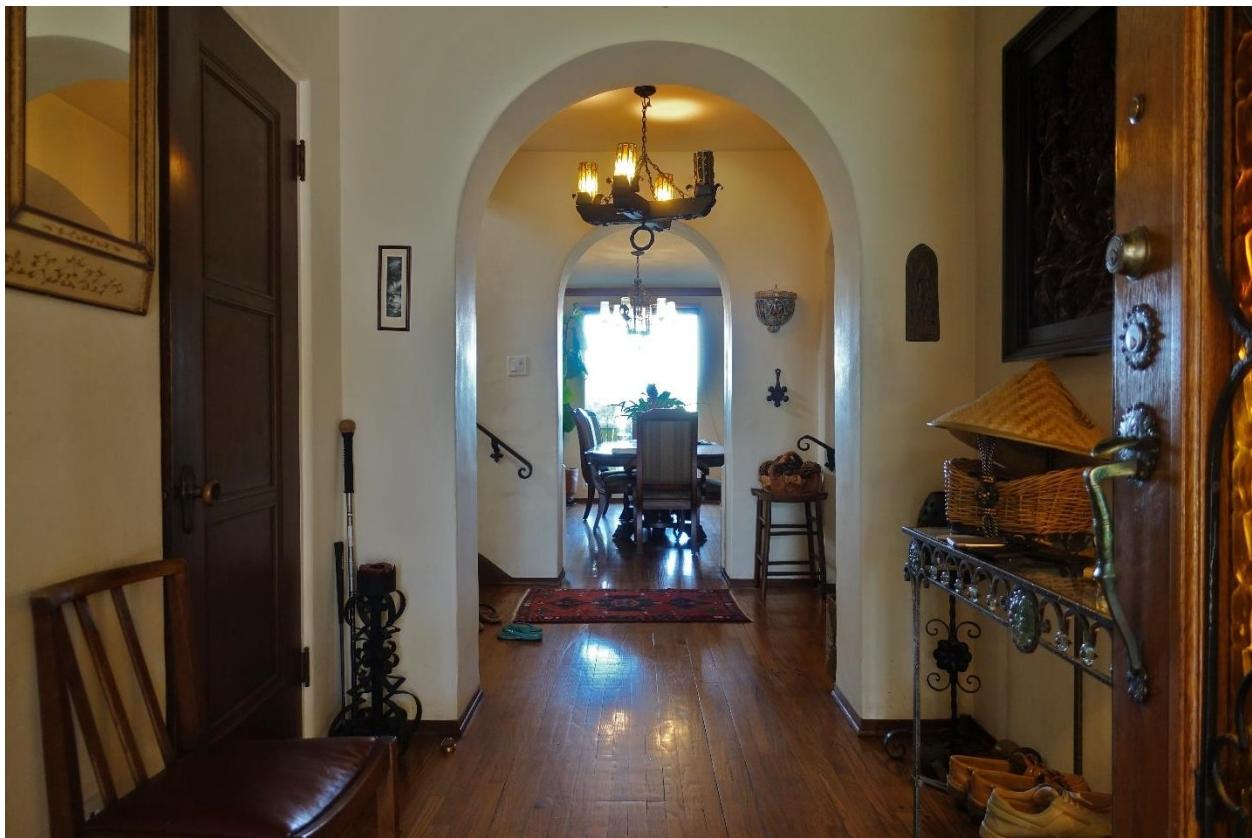


**Original Street Address (8107)  
on Copper Lantern's  
Chimney Glass Cylinder**



## Written Statement A - Proposed Monument Description

From the solid brass threshold, entering the foyer, Dodd provided a view straight through a series of arches into the core of the home, a landing to the second floor (L) and sunken living room (R) staircases, through the dining room, and then the rear window to the outside beyond.



Twelve 26" by 26" hand-painted ceiling frescoes inset into the coffered foyer ceiling. The frescoes are rough, and were apparently painted on coarse scratch coat plaster. (See photographs Sections 7 & 8.)

Four of twelve panels shown:



Turning right, the living room is four hardwood steps down from the entry landing. Twelve large 78" by 40" hand-stenciled panels are inset into the eleven-foot-high Vaulted/Cathedral wood

## Written Statement A - Proposed Monument Description

beamed ceiling. The panel composition exhibits a canvas-like texture; the panels are approximately one inch thick. Panel material is unknown. (See additional photographs Section 7 & 8.)



The living room's fireplace in the north wall has a chest-high hearth, with original iron grill and screen. Dodd designed graceful stucco curves up over the fireplace to enter the vaulted ceiling

above. The house originally had no heat other than the fireplace in this room. A cast iron heating grate matching the other ironwork was later installed in the bottom of the south wall.

At the west end of the living room a large opening steps up over original Malibu tile to a new atrium and sunroom.



The room extends down to a story below and up two stories to the floor of the balcony above, bringing the total height of the atrium to approximately 26 feet. Four arched windows provide a view of the back yard and part of Santa Monica bay. These windows are topped with ribbed glass arches and 100-year-old stained glass inserts brought from Cornwall, England, by Bernice McMahon, the current owner's mother.



The rooms of the original structure have typical 20's era 2" quarter-sawn original oak floors throughout, however, the dining and living room areas have a notably different peg and groove style that could be a later update. Strangely, these parts of the floors match exactly the other Dodd house on Rees Street in Playa del Rey, and in just those same rooms. It would be extremely unusual for two different homeowners to replace those parts of their floors with the same style at the same time. This leads one to believe that these are, in fact, original as well.

Oak baseboards are all intact and have been refinished to match the floors. The dining room and bedrooms all have crown molding, unfortunately painted. A faux finish was applied in the dining

room molding in a successful attempt to bring it back to the original wood appearance, approximating the finish of the built-in cabinetry. The cabinetry is a unique Dodd art-deco theme with oxblood and dark teal insets. It has never been refinished and has held up well over the years. This is also true of the deeply recessed telephone alcove shelf and cabinet. (See photos Nomination Section 7.)



Written Statement A - Proposed Monument Description



Written Statement A - Proposed Monument Description

Dodd's ironwork continues throughout the house, down to the living room and up to the second floor.



The original mullion windows have been replaced with dual-glazed thermally efficient and Low-E inserts, with block frame or single hung as appropriate. Special attention was given to the south (LAX-facing) wall of the home, with laminated acoustic glass installed. With the newer generation of fuel-efficient aircraft engines noise is no longer an issue. These windows may thus be replaced with more aesthetically pleasing and architecturally accurate designs in the future.

The two original gravity heaters in the partial basement eventually rusted out in the salt air of the location to the point where they were no longer serviceable. They were replaced in the early 1990s by a new forced air system. The crawlspace and wall ducting were re-engineered such that the original cast iron registers could be retained. No plaster work was required. The house has no air conditioning, nor is it required in this Playa del Rey location. Prevailing ocean breezes cool the house through the summer season. A new cast iron grate, fabricated to match the others, along with the appropriate ducting, was installed in the living room which, except for the fireplace, had never enjoyed any other source of warmth. All exterior hardware is copper, brass, bronze, or stainless if required. Engineering design life intent is another 50 years or more.

The interior walls of much of the home are 8 to 16 inches thick, with two rows of 2x4 or 2x6 studs and a large air space between. Dodd's thick wall design had inherent passive convective natural cooling from the crawlspace to the attic, however some of these wall voids have since been filled with blown-in fire-retardant cellulose insulation.

This house has been completely re-plumbed with Schedule/Type L copper in the late 1980s. No major plasterwork was required as this two-year undertaking benefitted from Dodd's use of thick double-studded walls with large stud bays in-between. These same, large stud bays enabled the whole house to be equipped with hardwired copper Internet cables and a generous supply of RJ-45 jacks in most rooms. Similarly, professional grade audio and UHDTV audio, video, home security and monitoring cabling was run throughout, converging on a profession patch bay and distribution blocks in a garage utility cabinet. A second video sub panel was added in the attic over the living room. The house enjoys 7 channels of 2.4 GHz and 5.0 GHz Wi-Fi.

Dodd equipped two bathrooms with large, enclosed, tiled shower rooms. The home has two separate, unconnected, attic areas – one over the garage and living room areas and one over the master bedroom and bath in the original structure. Earthquake foundation engineering, pier fasteners, post-to-beam T-Straps, and shear work was performed in 1996. The main gas line was replaced in 2007 and a seismic gas shutoff valve was installed. Additional interior and rear elevation photographs Section XYZ.

This property has a comparatively low FAR (Floor Area Ratio) compared with other newly renovated properties on the same street and neighborhood. Some are 30-40% higher. This makes it a prime target for developers who would wish capitalize on location, view, and the demographic makeup of the locale. Several other Palisades del Rey era homes have fallen to historically and culturally ignorant development companies in the last decade.

Discussions are underway for removal of the utilities' poles and undergrounding the wiring.

Additional photos - West-facing, Rear Gallery, Balcony, and Deck of the Dodd Playa del Rey Residence. Upper bath & shower. Basement door. Telephone alcove:

Written Statement A - Proposed Monument Description



Written Statement A - Proposed Monument Description





Telephone Alcove - Wiring still functional

Written Statement A - Proposed Monument Description



Written Statement A - Proposed Monument Description

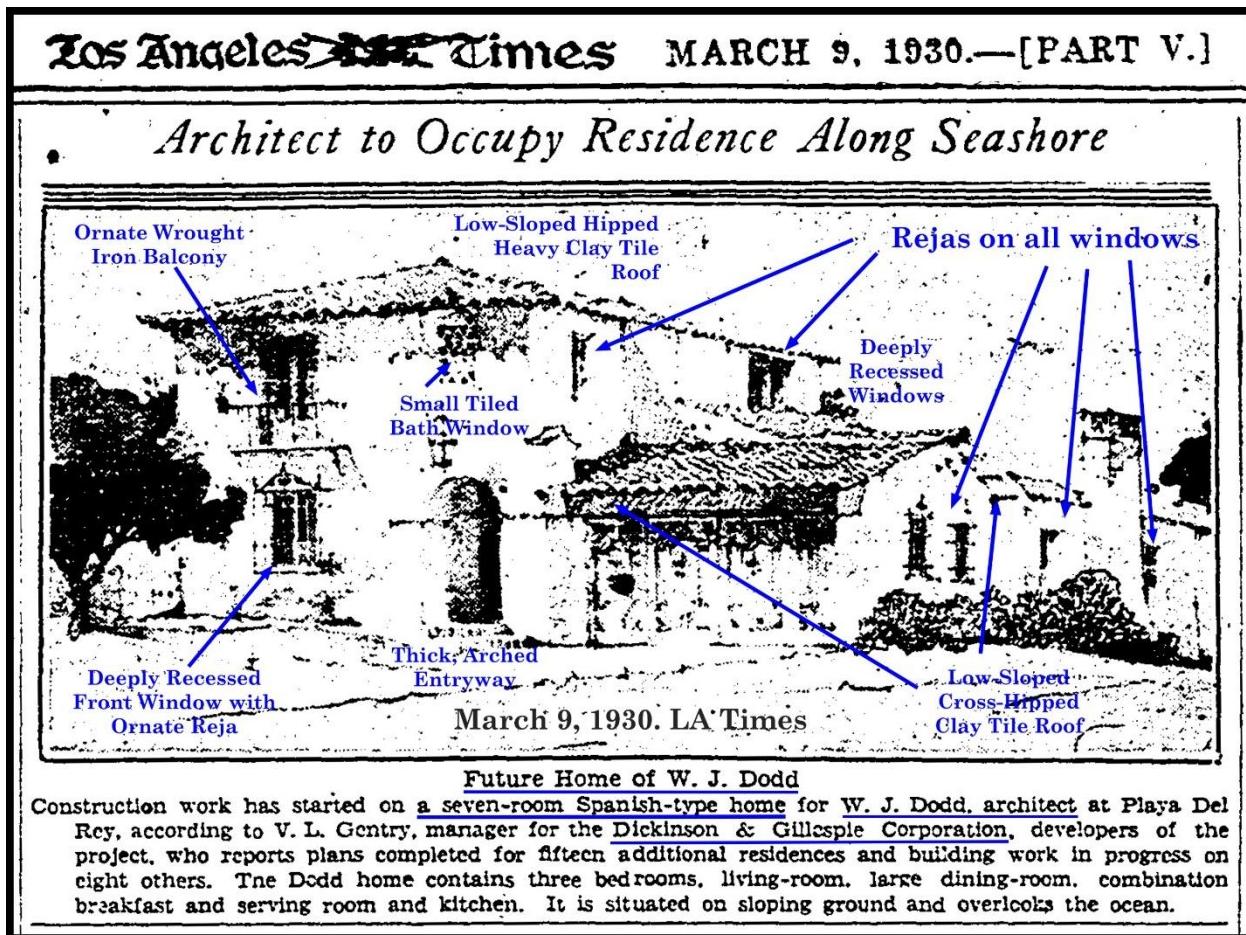


## 2. Written Statement B - Statement of Significance

### “Dodd Playa del Rey Residence”

**William J. Dodd, Master Architect**, and his wife Ione Estes Dodd, purchased 12 parcels in the Del Rey Hills from **Fritz Burns** and the **Dickinson & Gillespie Company** [HCM #955] on February 1, 1928. Only two homes were built before Dodd's death (\*\*\*\*) on June 14, 1930 [Death certificates Section 5]. One of those two homes is the subject of this Nomination.

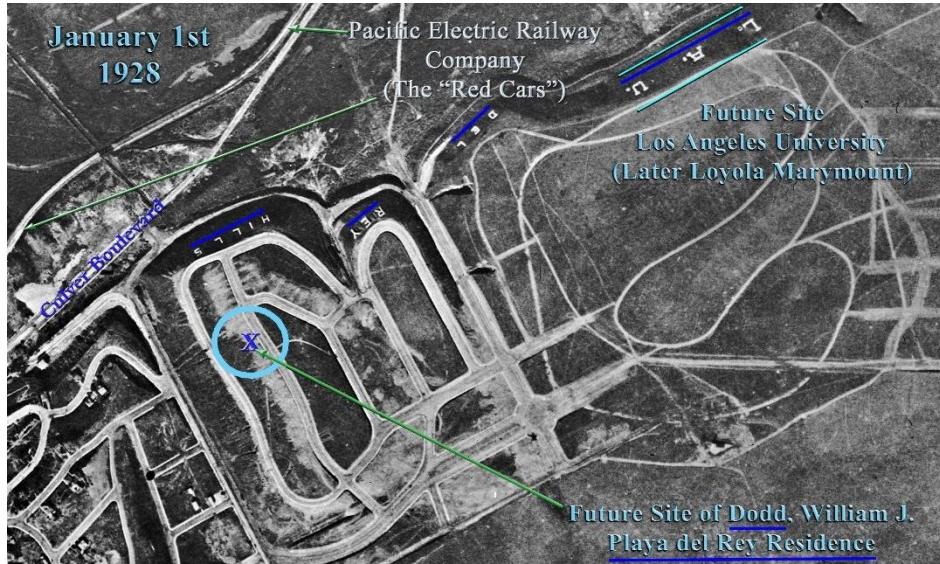
This particular home's lot had the commanding view of the Santa Monica Bay, the SM Mountains, Mount Wilson and the San Gabriel Mountains, with another view of Catalina off to the left. It is situated at the top of the hill, one-half mile back from the Bay, at an elevation of 130 feet above sea level. The building permit for the Dodd Playa del Rey Residence was issued February 20<sup>th</sup>, 1930, just four months before he died. [Building Permits and Alterations Section 6.]



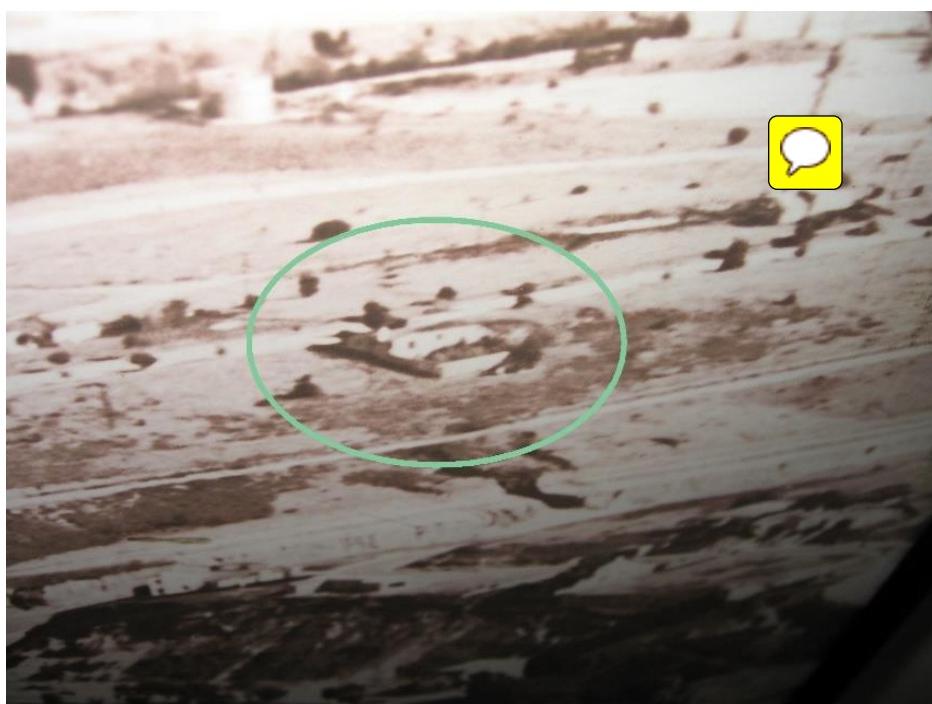
March 9, 1930 Los Angeles Times; Times Caption: “Future Home of W.J. Dodd. Construction work has been started on a seven-room Spanish-style home for W.J. Dodd, architect, at Playa del Rey, according to V.L. Gentry, manager for the Dickinson & Gillespie Corporation, developers of the project, who reports plans complete for fifteen additional residences and building work progress on eight others. The Dodd Home contains three bedrooms, living-room, large dining-room, combination breakfast and serving room, and kitchen. It is situated on sloping ground and overlooks the ocean.”

## Written Statement B - Statement of Significance

There was no Marina del Rey, there was no LAX. This was a lonely and desolate area, far from downtown Los Angeles, for the most part only accessible via the Pacific Electric Railway line (Red Cars) to Playa del Rey Station/Depot at the Dickinson and Gillespie ["D&G"] Building just left of this aerial photo. D&G were the contractors for the Dodd Playa del Rey Residence; [CHC-2008-4984-HCM] See Historical Photos Section 8.

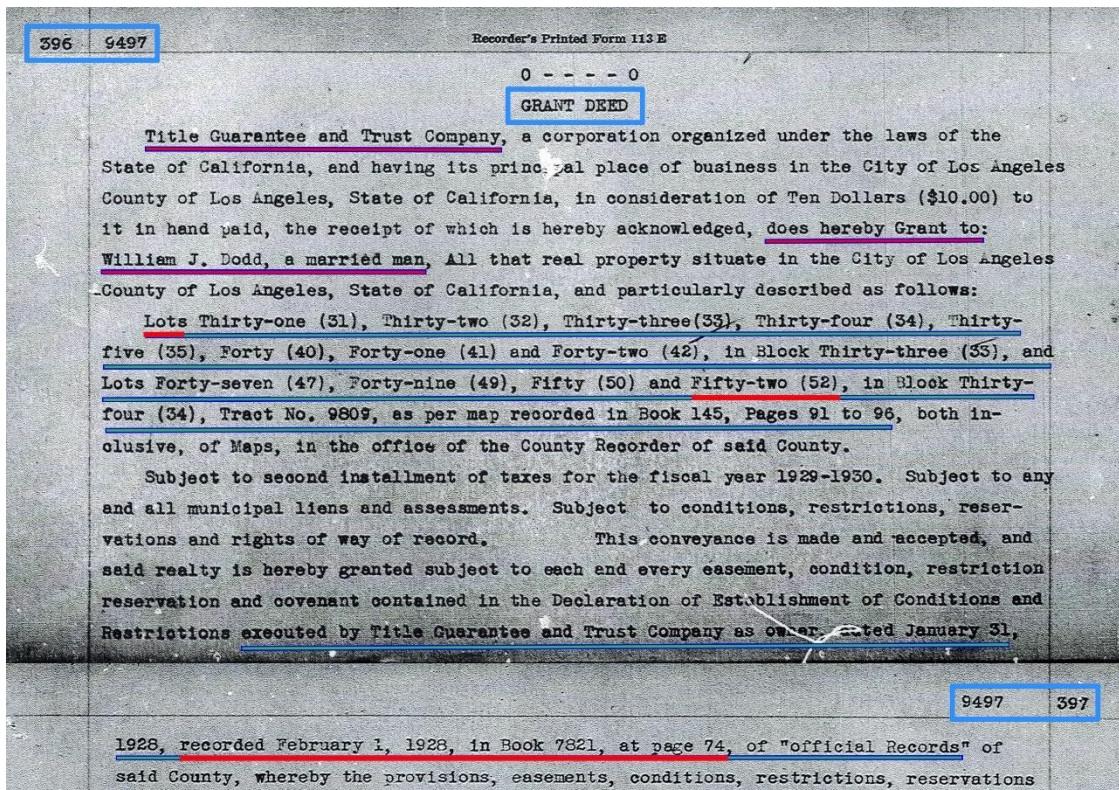
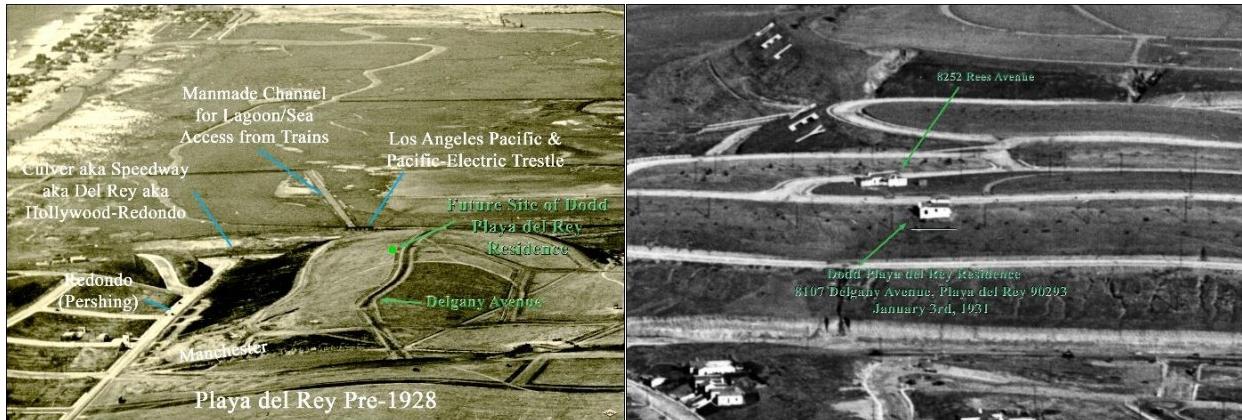


While contemporary with the development of Palisades del Rey itself, Dodd and Burns choose this adjacent hilltop **Del Rey Hills** location to begin their specific work in parallel. The Dodd Playa del Rey Residence and its large walled yard can be seen in this 1931 aerial photo:



Written Statement B - Statement of Significance

The Dodd 8252 Rees Street home faces north east and had a view of downtown Los Angeles at the time. There is no known record of Dodd's architectural plans for the other ten lots.



C 8		Assessor Parcel Number: 4115-004-017 Tract: 9809					
Assessor Books:		Block 34, Lot 52					
Book 572 pp. 18, 206	Book 273 pps. 2, 15-20	Value	ck.	Value	ck.	Value	ck.
Gustave E Nelson		1928		1929		1930 *	1931
William J. Dodd See First Natl Bk		\$750		\$750		\$680	
Martin Peterson	10-29-30						
		Market Crash of 1929					

## Written Statement B - Statement of Significance

All Applications Must be Filled Out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS  
and other data must also be filed

2

BUILDING DIVISION

## DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings  
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the conditions which are hereby agreed to by the undersigned applicant and which shall be deemed conditions pertaining to the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, for the purpose of manufacture, sale, or storage, it being prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO  
ROOM No. 248  
(2ND FLOOR)CITY CLERK  
PLEASE  
VERIFYTAKE TO  
ROOM No. 5  
(MAIN ST.  
FLOOR)ENGINEER  
PLEASE  
VERIFY

Lot No. 52		Block 34	VENICE DISTRICT
(Description of Property)  9809			
District No. 41A		M. B. Page 14A F. B. Page DELGANY	O. K. City Clerk By Deputy
No. 807		(Location of Job) Delgany Ave Street	O. K. CITY BY DEPUTY
(USE INK OR INDELIBLE PENCIL)			

1. Purpose of Building Dwelling & Garage Dwelling 2 car No. of Rooms 1 No. of Families 1 Phone
2. Owner's name W.L. Dadd
3. Owner's address 106 Architect 31dg
4. Architect's name W.L. Dadd
5. Contractor's name W.F. Judd-Kins
6. Contractor's address 2025 N Alexander's Ave
7. VALUATION OF PROPOSED WORK {including all Material, Labor, Finishing Equipment and Appliances in Completed Building} \$ 85.00
8. Is there any existing building or permit for a building on lot? No How Used?
9. Size of proposed building 41'-0" x 15'-0" Height to highest point 24'-0" feet
10. Number of Stories in height 2 Character of ground Sandy loam
11. Material of foundation Concrete Size of footings 14" x 8" Size of wall 8" Depth below ground 12'
12. Material of chimneys Brick Number of Inlets to flue 1 Interior size of flues 12" x 16"
13. Material of exterior walls Frame S. tucco
14. Give sizes of following materials: REDWOOD MUDSILLS 2" x 6" Girders 4" x 6" EXTERIOR studs 2" x 6" INTERIOR BEARING studs 2" x 4" Interior Non-Bearing Studs 2" x 4" Ceiling joists 2" x 4" Roof Rafters 2" x 6" FIRST FLOOR JOISTS 2" x 6" Second floor joists 2" x 10" Specify material of roof Tile 812.15
15. Will all provisions of State Housing Act be Complied with? Yes
17. Will all lathing and plastering Comply with Ordinance? Yes
16. What Zone is Property in?

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign Here) *W.E. Judd-Kins*  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

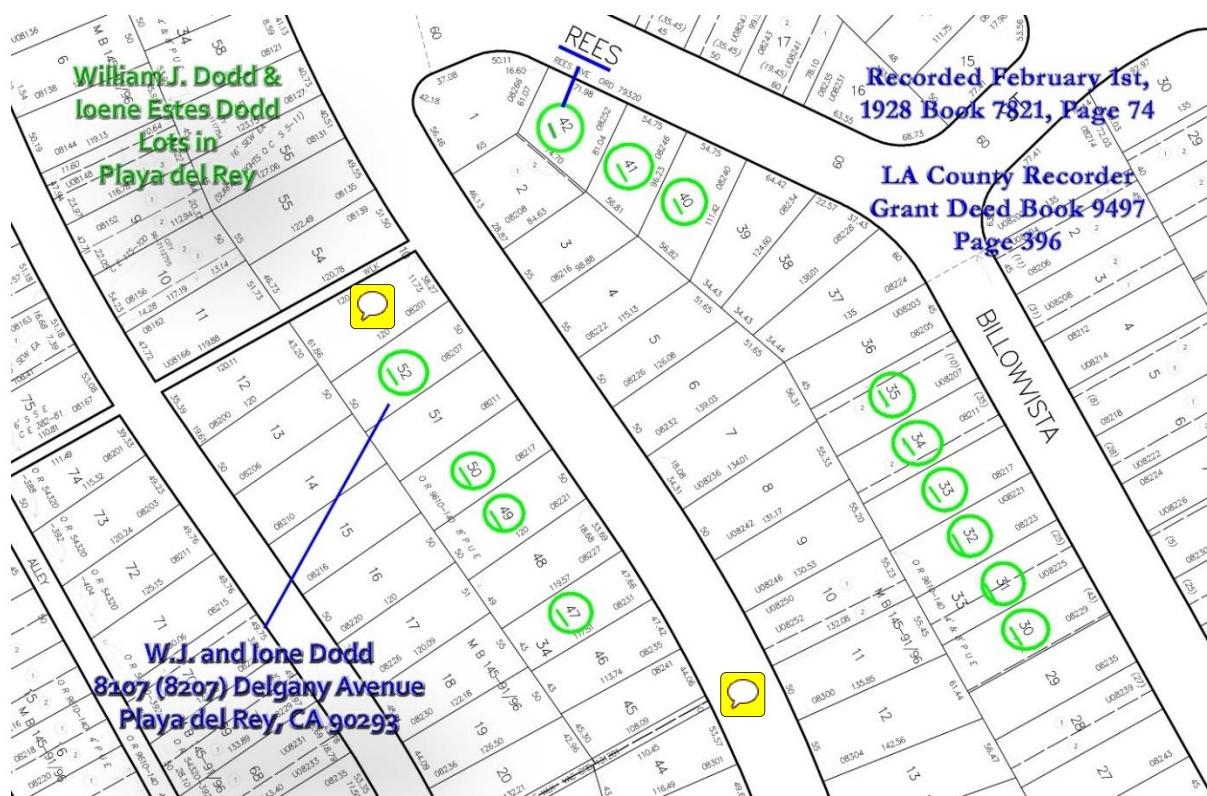
PERMIT NO. 3711	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>Hastings</i>	Application checked and found O. K. 2/20/30 Plan Examiner <i>W.L. Dadd</i> Clerk <i>W.L. Dadd</i>	Stamp: Building Permit is issued for the above described property FEB 20 1930 L.A. Bldg. Dept.
--------------------	--	--	--

*2-2d house* *1875*  
*PLANS*

**Written Statement B - Statement of Significance**

Fritz Burns owned the twelve William James Dodd parcels both prior to Dodd's acquisition, and again at various point in time after Dodd's death (from 1948 through 1957). Noted civic leader, **Ivan Miller**, President of Civic Union of Playa del Rey owned and resided in the home from 1958 to 1966. Sharon (Miller) Williams (Granddaughter) notes in a letter to the current owner of the Dodd residence: "He was a very well-known attorney, and was best known for his contributions in making Marina del Rey project a reality." [See Ivan Miller Plaque and Letters Section 5.]

LA County Assessor Data - Limit of Online Records										
Results 1-13 of 13										
	#	Doc Type	CI	Rec Date>	Doc ID	1st Party	2nd Party	Legal	Remarks	Show All
	1	DQT		5/18/1948	Case 544894	BURNS	TREASURE CO QT PC1 L10215 50255	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Case: 544894 Fritz Burns	
	2	DEQ		12/20/1948	1674	TI	RECORD OWNERS QC L1Z60	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	
	3	DEQ		12/27/1948	906	TI	BURNS FRITZ B MM QC ALL TR -	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	Fritz Burns
	4	DEG		12/24/1954	1129	TREAS	BURNS FRITZ B MMOC O&G	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	Fritz Burns
	5	DEG		12/24/1954	1135	TREAS	DEL REY DRILLING CO O&G LS	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	Fritz Burns
	6	DEQ		2/18/1957	3295	BURNS	GENERAL TELE CO QC EASSW5	Lt 52 Blk 34 Map 145/91 (Tr 9809) (EASSW5)	Co: TIC	Fritz Burns
	7	DEG		8/13/1958	344	MILLE	SCGC O&G&MIN	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	Ivan Miller
	8	DEG		8/26/1966	1514	MILLE	GALLOWAY BARRY S&BARB O	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	Ivan Miller
	9	DEG		3/11/1971	365	GALLO	MCIVOR GEO D&M J	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	
	10	DEG		10/24/1972	5411	MCIVO	MCIVOR MARILYN J	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	
	11	DEG		2/27/1985	224254	MCIVOR MARILYN JEAN	PRATT MARILYN J	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC	
	12	DED		8/12/1987	1284103	PRATT MARILYN J &	MCMAHON THOMAS L	Lt 52 Blk 34 Map 145/91 (Tr 9809)	Co: TIC, \$545,000.00(est), APN(s): 4115-004-017	
	13	DED		4/11/1991	515509	MCMAHON THOMAS L &	MCMAHON THOMAS L &	Lt 52 Blk 34 Map 145/91 (Tr 9809)	APN(s): 4115-004-017	



**The Dodd Playa del Rey Residence represents one of two previously unknown works of W. J. Dodd.** It represents a remarkably intact and well maintained example of both Dodd's later work and the Palisades del Rey / Surfridge development. It meets the criteria for HCM designation because it embodies the "distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction.

The Residence embodies the characteristics of Spanish Colonial Revival architectural style through incorporation of canonical elements including low-sloped tile-covered hipped & parapeted roofs, tile attic vents under protruding hip rafters, local building materials including Malibu tile, exterior window rejas, ornate iron balcony, rounded arched thick-walled entry, numerous interior archways. It is comprised of picturesquely arranged masses, the street elevation to be viewed from multiple perspectives, highlighting its three-dimensional nature, with characteristic asymmetry of the façade

It is an example of the "notable work of a master builder, designer, or architect", "as a work by master architect William J. Dodd. It is significant as the intended residence of master architect W.J. Dodd just prior to his death June 14th, 1930. Significant for its association with the early Fritz B. Burns and his firm Dickinson and Gillespie's development of Palisades del Rey (now Playa del Rey), and their role in the history of this part of Los Angeles in general. One of only a handful of intact single-family residences remaining from this period in Playa del Rey.

This property has a comparatively low FAR (Floor Area Ratio) compared with other newly renovated properties on the same street and neighborhood. Some are 30-40% higher. This makes it a prime target for developers who would wish capitalize on location, view, and the demographic makeup of the locale. Several other Palisades del Rey era homes have fallen to historically and culturally ignorant development companies in the last decade.

New buyers typically now want much more enclosed space at the cost of eliminating yards and pushing the setback limits, larger interior rooms and hallways, and much more of an open lighter interior. Changes toward those ends typically results in loss of character and architectural significance both interior and exterior. It would be a tragedy if that were to happen to this home.

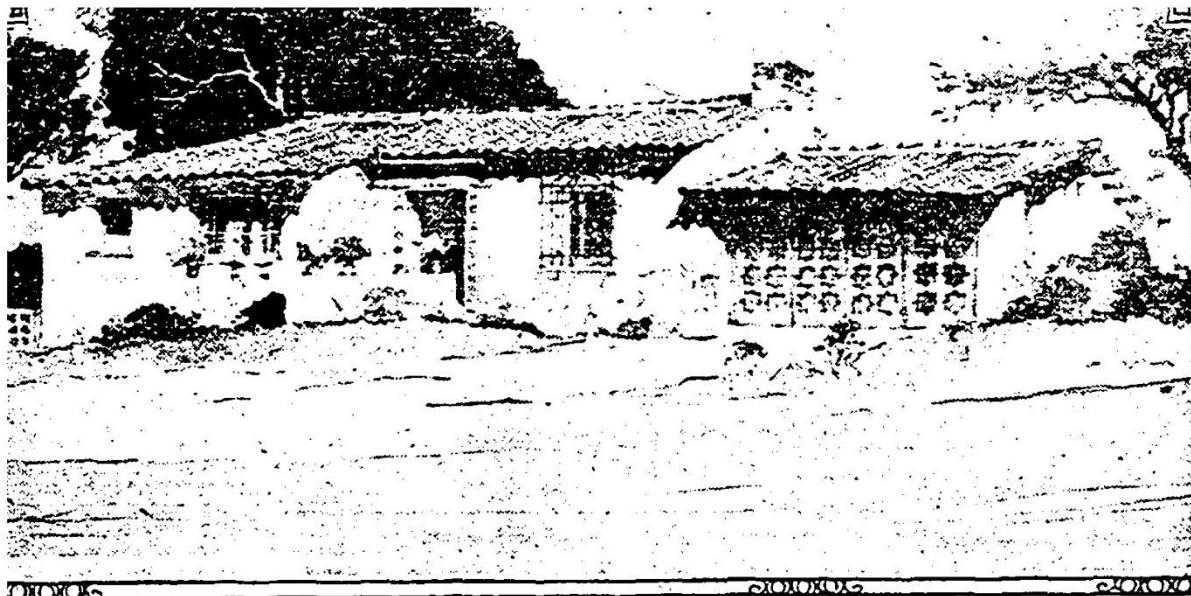
Primary motivations for pursuing nomination of the Delgany House to HCM status are  preservation, education through publication of this document, and to ensure that when this property eventually changes hands, the building doesn't get razed and replaced by a big stucco box. This has already happened with several other classic Spanish Colonial structures in the Playa del Rey area.



**The 8252 Rees Avenue Dodd House** (informative, not subject of this HCM Nomination) –

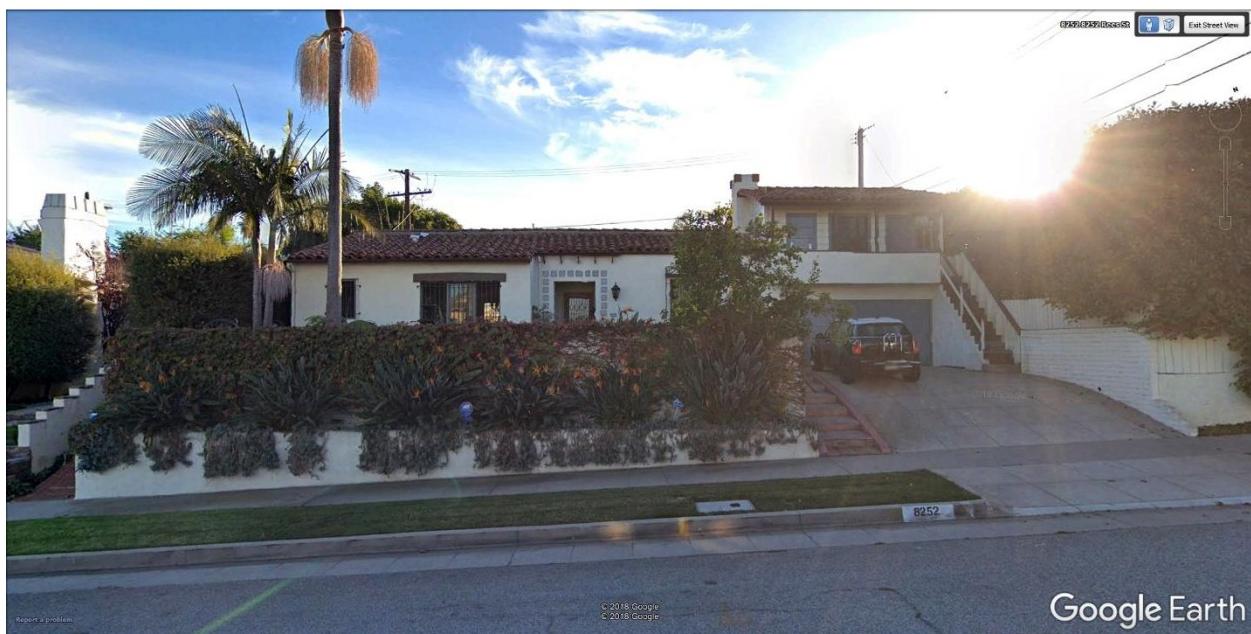
The other Dodd house on Rees Avenue, ½ block away, faces north east and had a view of downtown Los Angeles at the time. Photo Credit - Los Angeles Times March 16<sup>th</sup>, 1930.

*Architect Erects Home in Hillside Location*



Six-Room Spanish-Type Residence

Eight homes are under construction and plans are nearing completion for fifteen others at Playa del Rey, according to officials of Dickinson & Gillespie, developers of the project. The home pictured above is located at 8252 Rees avenue in the Del Rey hills and is owned by W. J. Dodd, architect.



Google Earth

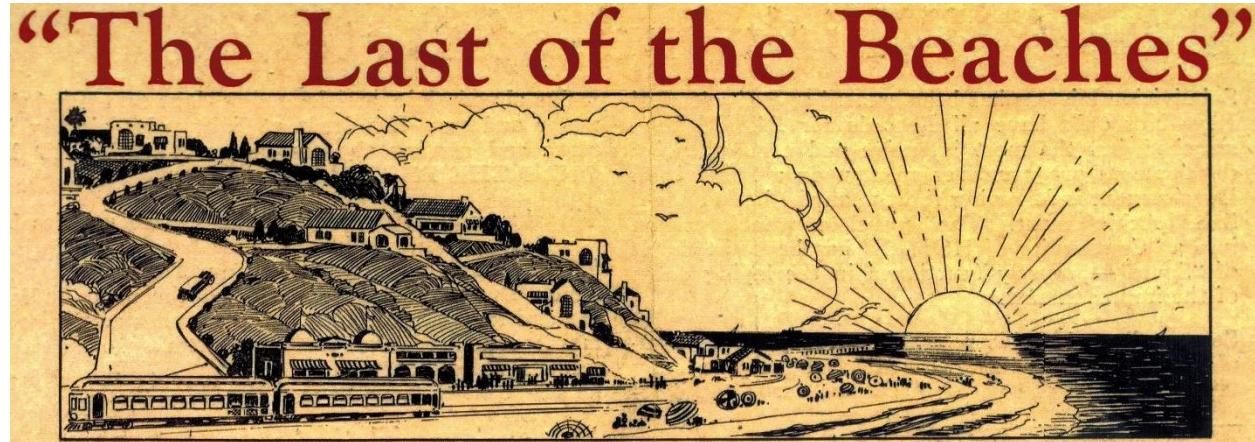
A tour of this home reveals the exact same floors, door finishes, and unique shoe shelves in all of the closets, and the external ironwork is identical with a distinctive design. Both homes have the same internal brass door locks and brass front door handle. The ironwork on the main front window is identical. The hardware in these two Dodd homes, by "Weaver", was only manufactured 1928, 1929, and 1930. That company is out of business; an extensive restorations research reveals that there are no direct replacements available (although we tried).

The resident owner of the Dodd home on Rees was informed of this Nomination work several times during the research process but is unable to pursue HCM status for that property at this time. This is unfortunate because it is unusual for two historically important buildings of this era and of this style by the same Master Architect to exist, let alone being only a block apart.

## **Historical Background, Period Context, Dodd Career & Extant Los Angeles Buildings -**

In the 1870s, Playa Del Rey was the location of the first attempt at a dredged harbor in Santa Monica Bay. Under contract with the Atchison, Topeka & Santa Fe Railroad, Moye Wicks' syndicate spent \$300,000 to dredge "Port Ballona Harbor", for shipping to the Orient. Within three years, winter waves brought flooding, but what remained of man's early efforts became the Playa Del Rey Lagoon, now a regional public park.

In 1921 the Minneapolis real estate firm of **Dickinson & Gillespie** purchased a three-mile stretch and tract just south of Playa del Rey that they would develop into Palisades Del Rey, Surfridge Estates, **Del Rey Hills** and Surfridge. The company advertised this area of sand dunes as the last stretch of coastal land in the city of Los Angeles to be developed. All of the houses in this area were custom built and modeled after a Spanish aesthetic with the sensibility of a high-end resort.



Real estate developer **Fritz Burns**, a mastermind behind the project, also imported palm trees to flank the entrance. It was an easy sell; the rich and famous flocked to Surfridge for a piece of paradise. Later, Burns would own a good percentage of the land in the Del Rey Hills (*including that purchased for the Dodd Residence*) and then would go on to develop the community of Westchester. [See: Resident Owner Thomas McMahon's donation collection "**T.O. McCoye Archives**" and the Fritz Burns Collection at **Loyola Marymount University**.]

## Written Statement B - Statement of Significance

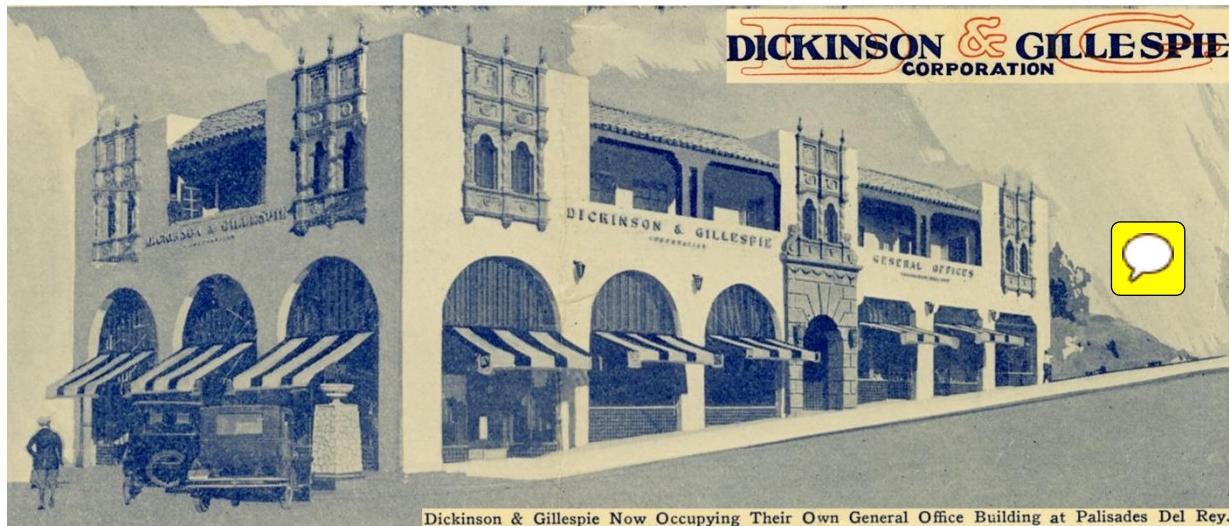
Every home had a red tile roof and ornate tile work and featured an exterior and interior layout to enhance each home's particular view. Home exteriors were required to be brick, stone or stucco — no frame structures allowed. And no one "not entirely that of the Caucasian race," according to the development's deed restrictions "except such as are in the employ of the resident owners."

The seclusion of the developments appealed to actors and directors, and their presence added cachet to the neighborhood. Many of the homes were owned by Hollywood actors and producers, including **William de Mille** [Cecil's brother on Gillis St.], **Cecil B. DeMille** [acquaintance of Fritz Burns & **W.J. Dodd**], Charles Bickford and Mel Blanc. In the early days, actress Mae Murray built a mansion on the beach, where she held lavish parties that lasted for days.

In 1924, the Palisades Del Rey development on the bluffs above the beach became a desirable location for homeowners. Dickinson & Gillespie built houses there, and also developed the Surfridge tract just south of Playa del Rey. Fritz Burns built and resided in the magnificent mansion at 200 Waterloo Street (now Waterview). Construction in the general Playa del Rey area surged in 1928 with the development of the Playa del Rey ["Beach of The King"] and the Del Rey Hills neighborhood in the Eastern part of the community (to the East of Pershing Drive), and the move of Loyola University (now Loyola Marymount University) to the adjacent community of Westchester.

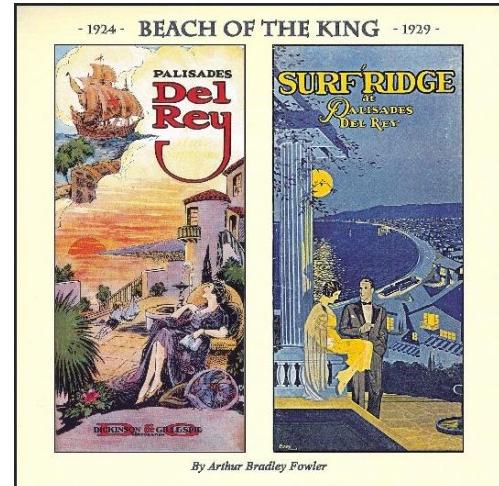
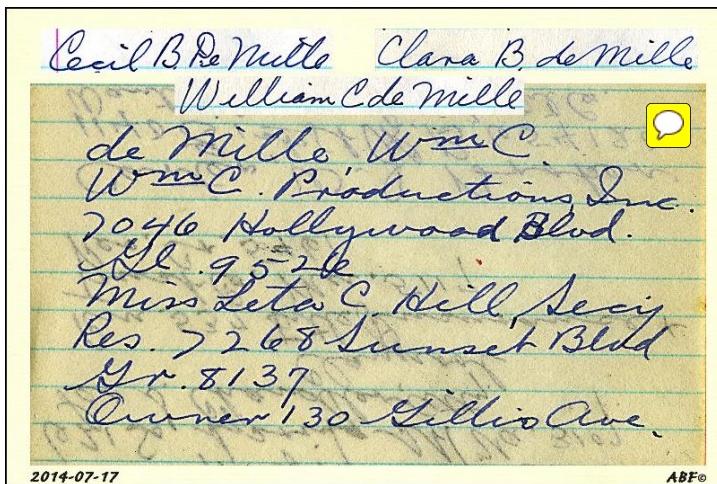
The Dickinson and Gillespie Building [HCM #955; CHC-2008-4984-HCM], Contractors for the Dodd Playa del Rey Residence, is located at 200 Culver Boulevard in downtown Playa Del Rey, California, in the City of Los Angeles. This two-story commercial building, created in 1925, was an extensive remodel of the Hotel Playa, a hotel opened in 1906 on the same site. The building served at the headquarters of the Dickinson & Gillespie Real Estate Company, which was directed by Fritz Bernard Burns, and run by **General Manager T.O. McCoye** [Notary for William DeMille]. As of this writing, Legado Corporation, the current owner and filer of the HCM nomination for that building, just completed a beautiful restoration of the building to its original glory.

It was a community that embodied the good life in every way. Decades before celebrities were spotted on the bluffs of Malibu, stars of the silver screen took retreat in the dunes above the beaches of Playa del Rey and Dockweiler.



## Written Statement B - Statement of Significance

2014 research in the T.O. McCoye, Fritz Burns and Dickinson & Gillespie Archives (LMU) found the following. It is known that W. J. Dodd was a close acquaintance of Cecil b DeMille, designed one or more of his homes, associated at the time of death, and that DeMille's brother, William owned the property on 130 Gillis Avenue in Playa del Rey at the time.



W.J. Dodd (final) official *residence of record* at time of his death (June 14<sup>th</sup>, 1930) 1975 was DeMille Dr. Los Feliz, Los Angeles. The old [Charlie] Chaplin House served as DeMille's office and screening room until his death in 1959. Both houses remained in the DeMille family for nearly three decades after that, preserved just as he had left them.

A neighboring area east of this playground was also attracting the spotlight. Mines Field, a 640-acre parcel of farmland several miles east, had become a venue for people to enjoy air races and shows that were popular in the '20s and '30s. These events drew large crowds.

Along with participants Charles Lindbergh and Amelia Earhart, attendees included Marion Davies, Will Rogers [**Dodd's Uplifters Clubhouse HCM # 663**], Bill Boeing and Donald Douglas. It was an exciting moment in 1928 when the Los Angeles City Council selected Mines Field as the site of a new airport for the city, and the farmland was transformed into dirt landing strips.

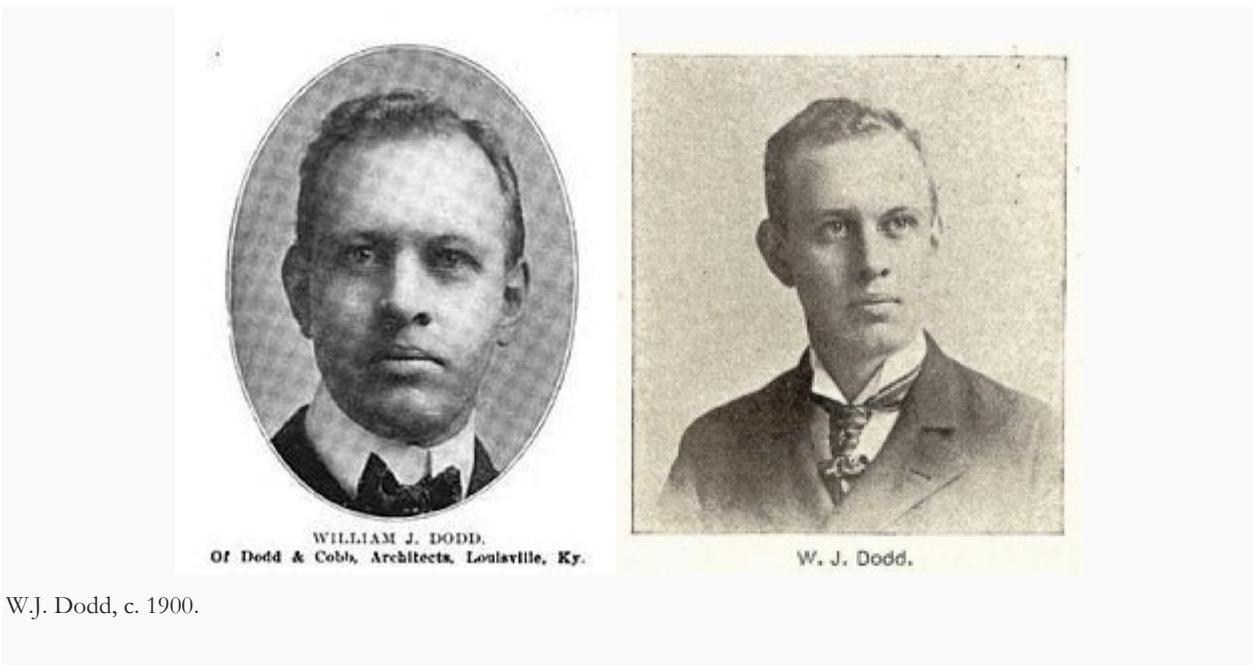
**William James Dodd, Career and Extant Buildings, California - (1862–1930)**

was an American architect and designer who worked mainly in Louisville, Kentucky from 1886 through the end of 1912 and in Los Angeles, California from early 1913 until his death. Dodd rose from the so-called First Chicago School of architecture, though of greater influence for his mature designs was the classical aesthetic of the Beaux-Arts style ascendant after the Chicago World's Columbian Exposition of 1893. His design work also included functional and decorative architectural glass and ceramics, furniture, home appliances, and literary illustration.

Written Statement B - Statement of Significance



Courtesy Charles E. Young Research Library, UCLA



WILLIAM J. DODD,  
Of Dodd & Cobb, Architects, Louisville, Ky.

W. J. Dodd.

W.J. Dodd, c. 1900.

In a prodigious career lasting more than 40 years, Dodd left many extant structures on both east and west coasts and in the midwest and upper south, among the best known of these being the original Presbyterian Seminary campus (now Jefferson Community & Technical College), the Weissinger-Gaulbert Apartments, and the old YMCA building, all three in downtown Louisville. Also notable are his numerous residential and ecclesiastical designs still in use in Kentucky and Tennessee; in California, examples of his extant work include the Pacific Center and Hearst's Los Angeles Herald-Examiner Building in downtown Los Angeles and the San Gabriel Mission Auditorium south of Pasadena.

### **Career & Los Angeles Period Details –**

Dodd spent nearly 27 years in Louisville, during this time his professional partners were Oscar C. Wehle, Mason Maury, Arthur Cobb, and Kenneth McDonald. Also, Dodd's output from these years contained many free-lance projects, he worked throughout Kentucky and across the midwest, specifically Illinois, Indiana, Ohio, and Tennessee, creating structures of exceptional craftsmanship and high style, designs which traced the transitional tastes and technologies of the period before Modernism, on the east coast, extant Dodd structures from the early 1890s can be found in Virginia, in the historic Ghent (Norfolk) neighborhood.

On Christmas Day 1912 Dodd departed the midwest to continue his profession in the greater Los Angeles area, a period lasting until his death there in June 1930; in Los Angeles, Dodd partnered briefly with J. Martyn Haenke (1877–1963) and later with William Richards (1871–1945), his longest professional partnership.

In southern California, "the Southland", Dodd's buildings are to be found in the old downtown financial district around Pacific Center, above Hollywood in Laughlin Park and Hancock Park, to the west in Rustic Canyon, Playa Del Rey and Long Beach, southeast to San Gabriel, and possibly northeast in Altadena. Related to Dodd's Los Angeles work are residences in Oak Glen and Palm Springs, California.

From as early as 1893, and to the end of his life, Dodd was a mentor to talented younger designers who were new to the profession, designers with now well-known names like Lloyd Wright, Thomas Chalmers Vint, and Adrian Wilson, often outsiders without a developed practice and contending with a new client base and fast evolving licensing standards in cities enjoying rapid expansion as was Louisville after the American Civil War and Los Angeles after World War I. The architect Julia Morgan, a mostly free-lance California designer from upstate San Francisco, rare as a female in a male-dominated profession, formed a team with W. J. Dodd and J. M. Haenke as her LA facilitators and design partners for William Randolph Hearst's Los Angeles Herald-Examiner Building, a landmark downtown Los Angeles project completed in 1915.

William Dodd's design work extended to glass and ceramics, his designs of Teco pottery are among the most sought-after and rare of the Arts and Crafts movement products introduced by the famed Gates Potteries near Chicago Illinois. He also designed furniture and art glass windows for many of his best residential and commercial buildings; examples of such work by Dodd are to be seen in the Ferguson Mansion, currently the Filson Historical Society, and the Hoyt Gamble house, both of Louisville.

## William J. Dodd Extant Buildings, California – California

- W.J. Dodd (first) residence (ca 1915) 2010 DeMille Dr. Los Feliz, Los Angeles
- Coulter Dry Goods Co. Store (1916–17), 500 W. 7th St. Los Angeles
- Huntsberger-Mennell Bldg. (1917), 412 W. 7th St. Los Angeles
- Henning Bldg. (1917), 518 W. 7th St. Los Angeles
- Ville de Paris Bldg. (1917), 420 W. 7th St. Los Angeles
- H. L. Rivers house (1918), a.k.a. "Los Rios Rancho" Oak Glen, California
- Ponet Company Bldg. (1918–19) 12th & Hope. Los Angeles
- W.J. Dodd (second) residence (ca 1922) 5226 Linwood, later the Deanna Durbin residence, Los Feliz, Los Angeles
- **Hearst's Los Angeles Herald-Examiner Building HCM # 178**, downtown Los Angeles, California (ca. 1915). Design team of Morgan, Dodd & Haenke
- Heron Building (1919–20), originally the State Building, 6th and Olive Sts. Los Angeles
- Brock & Co. Building (1921), 515 W. 7th St. Los Angeles
- Pacific Mutual Life Insurance Building, now the Pacific Center, at Sixth and Olive streets (1921)
- Kenneth Preuss residence (1921–22), 5235 Linwood, Laughlin Park, Los Feliz, Los Angeles
  - **Uplifters Club House HCM # 663**, now the Rustic Canyon Recreation Center, Haldeman Road, Pacific Palisades (1923)
- Good Samaritan Physicians Bldg. (1923), 6th and Lucas. Los Angeles
- Apartment Bldg. (1923) at 3105 W. 6th, now Borden Retail and Apts. Koreatown, Los Angeles
- Pasadena Medical Bldg. (1924) a.k.a. Professional Bldg., 65 N. Madison Ave. Pasadena
- William and Nelia Mead residence (1924), now "The Willows Inn", 412 W. Tahquitz Canyon Way, Palm Springs, CA
- San Gabriel Mission Auditorium, greater Los Angeles. (1926)
- Jacob Riis Vocational School for Boys (1927), renamed as Mary McLeod Bethune Junior High School, on 69th between Broadway and Main
- Home (1930) 8252 Rees Ave., Playa del Rey Los Angeles
- **Dodd Playa del Rey Residence (1930) 8207 Delgany Ave, Playa del Rey Los Angeles.**  
*Intended as his retirement house, this is one of Dodd's final residential designs.*  
*Anecdotal accounts by neighbors on Delgany Ave. suggest that the Dodd may have begun to occupy this property at the time of William's death.* [Christopher White, noted Dodd scholar.]
- \*\*\* W.J. Dodd (final) official residence of record at time of his death (June 14<sup>th</sup>, 1930) 1975 DeMille Dr. Los Feliz, Los Angeles. Dodd-designed [Charlie] Chaplin House served as DeMille's office and screening room until his death in 1959. Both houses remained in the DeMille family for nearly three decades after that, preserved just as he had left them.

## W.J. Dodd Work and Professional Relationships (California Examples)

### Two RESIDENCES--PLAYA DEL REY--DODD, W.J.

Architect W.J. Dodd makes plans for his own residence at Playa Del Rey L A TIMES 3/9/1930,pt.V,p.6 illus.

8107 Delgany Avenue in Playa del Rey  
(Subject of this HCM Nomination)

### CLUBS--RUSTIC CANYON--UPLIFTERS' CLUB

Uplifters' Club (plans for a new clubhouse to replace one destroyed recently by fire; Dodd & Richards, of Los Angeles, architects) L A EXAMINER 1/26/1923,pt.IV,p.13

### "Architect Erects Home in Hillside Location"

Los Angeles Times, March 16, 1930 p. D6  
8252 Rees avenue in the Del Rey hills

MORGAN, JULIA, 1872-1957.

see LOS ANGELES EXAMINER 6/28/1914,pt.IV, p.3 illus. (Morgan, J. Martyn Haenke and W.J. Dodd, architects for Los Angeles Examiner building)

HAENKE, J. MARTYN, 1880-

see LOS ANGELES EXAMINER 6/28/1914,pt.IV, p.3; illus. (Haenke, W.J. Dodd and Julia Morgan, architects for the Los Angeles Examiner Building)

DEPARTMENT STORES--LOS ANGELES--VILLE DE PARIS

Plans by architects W.J. Dodd & William Richards for building at southeast corner of 7th & Olive, Los Angeles BUILDER & CONTRACTOR 11/16/1916,p.14

RESIDENCES--BEVERLY HILLS--DANZIGER, J.M.

see SOUTHWEST CONTRACTOR & MANUFACTURER 12/20/1913,p.18,col.3 plans by W.J. Dodd for a tile and concrete residence; to cost about \$75,000? includes description

### BUILDINGS--LOS ANGELES--ARCHITECTS' BUILDING

Architects Dodd & Richards, Los Angeles, have completed plans for a \$600,000, 12-story class A office building for architects and others identified with building construction at s.e. corner 5th and Piquero streets ARCHITECT & ENGINEER May 1927, p.113

### THEATERS--LONG BEACH.

Theater, apartment and bath house--architects W.J. Dodd and William Richards...are preparing plans for a class A theater, apartment house and bath house to be erected at Long Beach for F.B. Dunn... The property includes the entire block between Locust, Collins Way and East Ocean and Marine Way...the building will cost about \$1,000,000! SOUTHWEST BUILDER & CONTRACTOR 1/21/1921,p.12,col.3.

CALIFORNIA - BEVERLY HILLS - Mansions

Roland P. Bishop founder of Beverly Hills architect: W.J. Dodd Oxford, Hartford and Lexington Drives later was the home of banker Irving Helman razed; gate lodge now poolside playroom of Glenn Ford R79,41 B571Re Moran, The mansions of Beverly Hills.p.44 il.

### SCHOOLS--BEVERLY HILLS--BEVERLY SCHOOL

Beverly Hills has voted to issue \$30,000 bonds for the erection of a grammar school. Architect W.J. Dodd has prepared preliminary plans for the building; 6 classrooms; cost about \$20,000 SOUTHWEST CONTRACTOR & MANUFACTURER 4/11/1914 p.15,col.1

BANKS & BANKING--GLENDALE--LOS ANGELES FIRST NATIONAL TRUST & SAVINGS BANK, GLENDALE BRANCH

Plans for a 6-story building, southwest corner Brand Blvd & Broadway; Dodd & Richards, of Los Angeles, architects; \$400,000 SOUTHWEST BUILDER & CONTRACTOR 9/9/1927,p.51,col.1

### SCHOOLS--BEVERLY HILLS--BEVERLY SCHOOL

Plans for Beverly School by Los Angeles architect W.J. Dodd; 1-story, six classrooms SOUTHWEST CONTRACTOR & MANUFACTURER 6/13/1914, p.12,col.2

The Dodd Playa del Rey Residence was likely WJ Dodd's last project before he died of leukemia on June 14<sup>th</sup>, 1930, four months after they started construction:

**( STATE OF CALIFORNIA )**  
CERTIFICATION OF VITAL RECORD

**COUNTY OF LOS ANGELES**  
REGISTRAR-RECORDER/COUNTY CLERK

1907		STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH VITAL STATISTICS STANDARD CERTIFICATE OF DEATH		Local Registered No. <b>6846</b>
PLACE OF DEATH, Dist. No. <small>(To be indicated by Registrar)</small> County of <b>Los Angeles</b> City or Town of <b>Los Angeles</b> or Rural Registration District  *FULL NAME <b>WILLIAM J. DODD</b>		Hollywood Hospital, _____ Ward <small>(If death occurred in a hospital, give its NAME instead of street and number.)</small>		
*SEX <b>Male</b> *COLOR OR RACE <b>Cauc.</b> *MARRIED, MARRIED, WIDOWED, OR DIVORCED <small>(Write the word)</small> <b>Married</b> <small>Russian, widow, or divorced</small> (e) WIFE of <b>Lou Dodd</b>		*DATE OF DEATH <b>June 14 1930</b> <small>(Month) (Day) (Year)</small>		*DATE OF DEATH <b>June 14 1930</b> <small>(Month) (Day) (Year)</small>
*AGE <b>67 years 8 months 22 days</b> <small>If less than 1 day, write minutes</small>		*MEDICAL CERTIFICATE OF DEATH  I HEREBY CERTIFY, That I attended deceased from <b>May 16</b> to <b>June 14 1930</b> that I last saw him alive on <b>June 14 1930</b> and that death occurred on the date stated above at <b>4:45 P.M.</b> The cause of death is as follows: <b>Leukemia</b>		
*OCCUPATION (a) Trade, profession, or industrial kind of work (b) General labor, business, or establishment in which employed (or employer)  (c) Name of employer <b>Acme</b>		*BIRTHPLACE (State or country city or town) <b>Canada</b>		*BIRTHPLACE OF FATHER (State or country city or town) <b>Canada</b>
PARENTS  *NAME OF MOTHER (State or Country) <b>No record</b>		*BIRTHPLACE OF MOTHER (State or Country) <b>No record</b>		*BIRTHPLACE OF MOTHER (State or Country) <b>No record</b>
*LENGTH OF RESIDENCE At Place of Death <b>10 years</b> <small>(Primary residence or district) (If nonresident, the city or town and state)</small>		*WHERE WAS DISEASE CONTRACTED  If not at place of death Or no definite place of death <small>Was there autopsy?</small>		*WHERE WAS DISEASE CONTRACTED  If not at place of death Or no definite place of death <small>Was there autopsy?</small>
*THE ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE (Informant) <b>Mrs. Lou Dodd.</b> (Address) <b>1822 N. Yamamoto St.</b>		*PLACE OF BURIAL OR REMOVAL Terry Taylor Mass <b>June 28 1930</b>		*DATE OF BURIAL <b>June 28 1930</b>
*JUN 19 1930 Filed  By <b>Dean C. Logan</b> Deputy DEPUTY		*UNDERTAKEN <b>PIERCE BROS. &amp; CO.</b> ADDRESS <b>120 W. WASHINGTON ST. LOS ANGELES, CAL.</b>		EMBALMER'S LICENSE No. <b>1846</b>

**NOT A VALID DOCUMENT**

**ESTABLISH IDENTITY**

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.  
  
*Dean C. Logan*  
DEAN C. LOGAN  
Registrar-Recorder/County Clerk

This copy is not valid unless prepared on an engraved border displaying the seal and signature of the Registrar-Recorder/County Clerk.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

1000002295702

MAR 29 2018

CALOSANG02

THE GREAT SEAL OF THE STATE OF CALIFORNIA

REGISTER-RECORDER/COUNTY CLERK  
COUNTY OF LOS ANGELES, CALIFORNIA

Written Statement B - Statement of Significance

WILLIAM J. DODD  
1930

22 Sep 1862 - 14 Jun 1930 (aged 67)

Forest Lawn Memorial Park (Glendale), Dahlia Corridor, Dahlia Terrace, Lot 0, Space 2185

IONE ESTES DODD  
1950

7 Dec 1861 - 7 Feb 1950 (aged 88)

Forest Lawn Memorial Park (Glendale), Dahlia Corridor, Dahlia Terrace, Lot 0, Space 2179



Community Letters of Support  
and Endorsement  
For  
Historic-Cultural Monument Status  
of the  
Dodd Playa del Rey Residence



# Neighborhood Council of Westchester Playa

8726 South Sepulveda Boulevard, PMB 191A Los Angeles, CA 90045

213.473.7023 ph • 310.301.3564 fx

email: [inquiries@ncwpdr.org](mailto:inquiries@ncwpdr.org) • [www.ncwpdr.org](http://www.ncwpdr.org)



August 13, 2019

Cultural Heritage Commission ([chc@lacity.org](mailto:chc@lacity.org))

City of Los Angeles, Department of Planning

221 N. Figueroa St., Ste. 1350

Los Angeles, CA 90012

Case: CHC-2019-3111-HCM, ENV-2019-3112-CE

Dear CHC Commissioners:

The Neighborhood Council of Westchester/Playa (NCWPDR) voted on August 6, 2019 to support the Historic Cultural Monument application for the William James Dodd Playa del Rey residence located at 8207 S. Delgany Ave. Playa del Rey, CA 90293.

The Dodd residence encapsulates so much of the history and development of Playa del Rey. From James Dodd to Fritz Burns to the Beach Land Company, it is a part of our town. We are proud to have a residence like this in our community and grateful to Tom McMahon for his wonderful stewardship of such a town treasure.

A hearing on this matter is scheduled before you on August 15, 2019.

Sincerely,

*/S/ Paula Gerez*

Paula Gerez  
NCWP President

Lambert Giessinger, Architect, Office of Historic Resources

Melissa Jones, Office of Historic Resources HCM

Tom McMahon, Applicant

Mike Bonin, Councilman

Community Letters of Support and Endorsement

PLAYA DEL REY GUARDIANS SOCIETY  
216 Montreal Street  
Playa del Rey, CA 90293  
[www.savepdr.org](http://www.savepdr.org)  
email: [2big4thebeach@gmail.com](mailto:2big4thebeach@gmail.com)

Cultural Heritage Commission ([chc@lacity.org](mailto:chc@lacity.org))  
City of Los Angeles, Department of Planning  
221 N. Figueroa St., Ste. 1350  
Los Angeles, CA 90012

Dear CHC Commissioners:

The Playa del Rey Guardians Society (501C3) was formed to protect, preserve, promote and enhance the scenic beauty, natural resources, historic and cultural resources, recreational facilities, unique character and community of Playa del Rey, California and the surrounding areas.

I am writing today on behalf of the Guardians and our support of the monument application for the William James Dodd Playa del Rey Residence (8207 Delgany Ave, Playa del Rey), which will be heard by you on August 15, 2019.

The residence is one of the few remaining original Spanish Colonial homes in Playa del Rey and Tom McMahon has been a wonderful steward. We are lucky to have Tom and this home in our small community. His commitment to preservation of this and other historic monuments in Playa del Rey is an inspiration to us all.

Thank you for your consideration of this application.

Best Regards,

Julie Ross  
Vice-President  
Playa del Rey Guardians Society

Lambert Giessinger, Architect, Office of Historic Resources, [SEP] [Lambert.Giessinger@LACity.Org](mailto:Lambert.Giessinger@LACity.Org) [SEP]

Melissa Jones, Office of Historic Resources HCM,  
[Melissa.Jones@LACity.Org](mailto:Melissa.Jones@LACity.Org) [SEP]

Tom McMahon, Applicant, [TLM@DelRey.Com](mailto:TLM@DelRey.Com) [SEP]

Community Letters of Support and Endorsement

RUTH LANSFORD  
6953 Trolleyway  
Playa del Rey, CA 90293

July 19, 2019

Cultural Heritage Commission  
City of Los Angeles, Department of Planning  
221 N. Figueroa St., Ste. 1350  
Los Angeles, CA 90012

Re: Dodd House, Playa del Rey  
CHC-2019-3111-HCM

Dear Commissioners:

My family and I have lived in Playa del Rey since 1960. During all that time, we learned much about its colorful and unique history, thanks to local historians Tom McMahon and David J. "Duke" Dukesherer.

Through the years, we have lost many of the buildings that recall that history. As our population increased, beautifully designed old homes were demolished and replaced with new ordinary structures. But there are some treasures that still recall old Playa del Rey. The Dodd house is one of them — a beautiful Spanish Colonial that tells its own story — a story that should not be lost.

The Dodd house deserves monument status. We ask that you approve this nomination.

Sincerely,



Ruth Lansford

Founder, Friends of Ballona Wetlands (for ID purposes, only)

CC: Lambert Giessinger, Architect, Office of Historic Resources  
Melissa Jones, Office of Historic Resources HCM  
Tom McMahon, Applicant

Community Letters of Support and Endorsement

Eddie Meza  
11751 W Pico Blvd.  
W Los Angeles, CA 90064  
Local real estate broker since 1977  
RBL #00476116

July 15, 2019

Cultural Heritage Commission  
City of Los Angeles, Department of Planning  
221 N Figueroa St., Suite 1350  
Los Angeles, CA 90012

Re.: Dodd House  
CHC-2019-3111-HCM  
Playa Del Rey, CA 90293

Dear Commissioners:

I have been a local realtor and practitioner in the West Los Angeles area since 1977, I have witnessed in this fast pace world we live in that many of the older buildings that represent our past heritage demolished to make room for the new. I'm not one to stand against progress, but am glad that since the enactment of the City of Los Angeles Cultural Heritage Ordinance in 1962, the preservation of many properties such as the Venice Canals HCM #270, the Loyola Theater HCM #259, in Pacific Palisades CHM #276, Siple House CHM #747 in West Los Angeles and many more have been preserved. I would like to see the Dodd House added to the list and be preserved as a cultural monument of our community.

Thanks to the hard work of Tom McMahon in maintaining and constant care for this property, The Dodd House exemplifies a significant historical and cultural contribution to our local community and the City of Los Angeles.

I strongly ask you consider the addition of the Dodd House as a historic and cultural monument.

Best Regards,



Eddie Meza

CC: Lambert Giessinger, Architect, Office of Historic Resources. [lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org)  
Melissa Jones, Office of Historic Resources HCM. [melissajones@lacity.org](mailto:melissajones@lacity.org)  
Tom McMahon, Applicant. [tjm@delrey.com](mailto:tjm@delrey.com)

Community Letters of Support and Endorsement

Timothy H. Arendt  
Donald A. Dale, Jr.  
8252 Rees Street  
Playa del Rey, California 90293-7824  
310.305.8004 h / 310.613.6005 c  
310.305.8004 fax / tarendt@ca.rr.com

Cultural Heritage Commission ([chc@lacity.org](mailto:chc@lacity.org))  
City of Los Angeles, Department of Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012

Dear Commissioners:

I am writing today as a long term resident of Playa del Rey and homeowner in the Del Rey section of Playa del Rey, in support of the monument application for the William James Dodd Playa del Rey Residence (8207 Delgany Ave, Playa del Rey), which will be heard by you on August 15, 2019.

The residence is one of the few remaining original Spanish Colonial homes in Playa del Rey and Tom McMahon has been a wonderful caretaker. We are fortunate to have Tom and this grand home in our small community. Playa del Rey is a very special part of Los Angeles, an area steeped in history and a community that reflects the best of living by the sea. The home is a beautiful example of classic Spanish Colonial architecture and stands out in enhancing the unique beauty of this neighbourhood. It must be preserved for future Los Angelinos to keep in touch with the roots of this community. Tom's commitment to preservation of this and other historic monuments in Playa del Rey is so important to us all.

Thank you for your consideration of this application.

Best Regards,



Tim Arendt & Don Dale

Cc: Lambert Giessinger, Architect, Office of Historic Resources  
[Lambert.Giessinger@LACity.Org](mailto:Lambert.Giessinger@LACity.Org)  
Melissa Jones, Office of Historic Resources HCM  
[Melissa.Jones@LACity.Org](mailto:Melissa.Jones@LACity.Org)  
Tom McMahon, Applicant  
[TLM@DelRey.Com](mailto:TLM@DelRey.Com)

Community Letters of Support and Endorsement

July 9, 2019

Cultural Heritage Commission  
City of Los Angeles, Department of City Planning  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012

Dear CHC Commissioners,

I am writing today on behalf of the nomination of the Dodd house on Delgany for recommendation by the city of Los Angeles' Office of Historic Resources (OHR) and the mayoral-appointed members of the Cultural Heritage Commission (CHC), and the Los Angeles City Council that this structure be registered as a Historic Cultural Monument ("HCM").

I am a third-generation Playa del Rey resident and would like to encourage the committee to preserve historic landmarks. The Dodd house exhibits the distinctive architecture of Playa del Rey during the 1920's and 1930's. William James Dodd actually lived in this home, one of the many he designed for our community.

Sincerely,



Ronald L. Edilson  
Former Resident

Copies:

Lambert Giessinger, Architect, Office of Historic Resources, [Lambert.Giessinger@LACity.Org](mailto:Lambert.Giessinger@LACity.Org)  
Melissa Jones, Office of Historic Resources HCM, [Melissa.Jones@LACity.Org](mailto:Melissa.Jones@LACity.Org)  
Tom McMahon, Applicant, [TLM@DelRey.Com](mailto:TLM@DelRey.Com)

Community Letters of Support and Endorsement

7/27/2019

Mr. Tom McMahon  
8207 Delgany Avenue  
Playa del Rey, CA 90293

Dear Tom,

I wish to commend you in your efforts in the Designation of the Dodd Playa del Rey Residence as an Historic Cultural Monument. As you know, we lived in the DeMille home from 1967-1968. We are related to Mr. DeMille by marriage, as his only biological daughter, Cecilia DeMille Harper, married our late grandfather, Joseph Wesley Harper. We were treated as family always and Cecilia allowed us to move in when a business deal my father had, which entailed moving us to Guatemala, fell through. Our family home in Los Angeles had already been leased out, so it was very fortunate we were able to move into the Big House.

Living in that magnificent house was a wondrous experience. The Dodd home we referred to as the West Wing. It is where Mr. DeMille had his office, projection room and offices for his secretaries and attorney. Every Christmas, we had dinner with the entire family and then walked over to the projection room to watch a movie. Dodd created a beautiful home complete with hidden safes, which we found, and a large basement where incredible DeMille treasures were housed. He had many beautiful gifts given to him by heads of state around the world, including 3 shrunken heads from Africa. He had a large library down there which included leather-bound editions of every Life magazine he collected until his death in 1959. We read every one of them along with many of the classics in his collection.

The house's grandeur was not lost on us even though we were teenagers back then. We loved the beautiful corridor Julia Morgan built between the West Wing and the original DeMille home. The courtyard in front of the beautiful Dodd loggia we used to play croquet, bocce ball and other lawn games.

William Dodd was truly a noteworthy architect. I hope none of his homes are razed but retained as historical monuments which is what they deserve.

Sincerely,

  
Katherine Harper  
272 Santa Fe Dr.

Community Letters of Support and Endorsement

Encinitas CA 92024

760-233-2575 (home)

760-274-5503 (cell)

- Cultural Heritage Commission, [CHC@LACity.Org](mailto:CHC@LACity.Org)
- Lambert Giessinger, Architect, Office of Historic Resources,  
[Lambert.Giessinger@LACity.Org](mailto:Lambert.Giessinger@LACity.Org)
- Melissa Jones, Office of Historic Resources HCM, [Melissa.Jones@LACity.Org](mailto:Melissa.Jones@LACity.Org)

# 4. Two Primary Photos

**Full Resolution EMailed Separately:**

**2560 x 1920 Pixels**

**300 DPI**

**24 Bits/Pixel**

Two Primary Photos



Two Primary Photos



## 5. Dodd Playa del Rey Residence

### Primary/Secondary Documentation

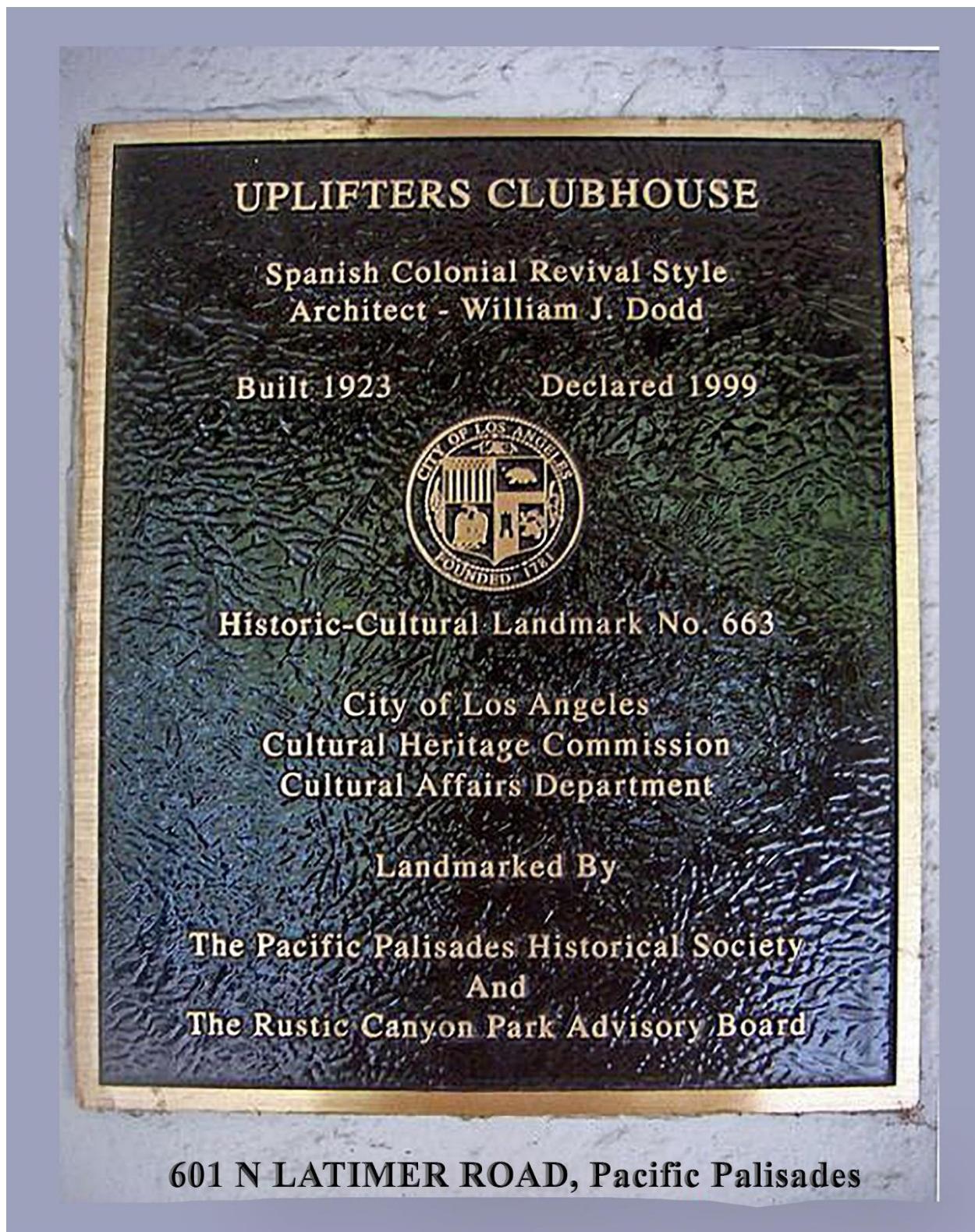
(Some already incorporated in Written Statements)

## Dickinson & Gillespie Company and Fritz Burns

In 1928 WJ Dodd acquired 12 Playa del Rey lots from Fritz Burns – one for his intended residence.

Their Vision for the Development of Playa del Rey:





# Uplifters Ranch & Clubhouse

LA HCM 663

**601 Latimer Road, Pacific Palisades  
Santa Monica, CA 90402 Council District: 11**

In 1920, the **Uplifters**, an offshoot of the prominent Los Angeles Athletic Club, purchased 40 acres at the mouth of Rustic Canyon, (reportedly for \$1,000 per acre) from Julia

Edmund. Her original ranch home was expanded and remodeled by the Uplifters in 1921, ironically becoming their clubhouse for the all-male, invitation-only, social club.

Uplifters continued buying land, building a pool, trap range, tennis courts, campfire and even dormitories. Many ranch and cabin style houses were built by members, on lots leased by the club, as second homes for weekend and annual retreats. All-male theatrical productions called "Low Jinx", were staged, much like those of the exclusive Bohemian Club and Grove on the Russian River north of San Francisco.

During Prohibition, Uplifters Ranch was known as a high-class drinking club, whose membership included prominent local politicians, industrialists, entrepreneurs, artists and Hollywood celebrities including Will Rogers, Walt Disney, Spencer Tracy, Clark Gable, Busby Berkeley, Leo Carrillo, Harold Lloyd, Donald Douglas, Edgar Rice Burroughs; Hal Roach and Darryl F. Zanuck. The relative isolation of the area provided an ideal retreat for the wealthy and powerful members of the club, who lived primarily in the upscale areas (of the time) near downtown Los Angeles, Pasadena and Beverly Hills, to indulge their appetites without undue notice or interference.

Fires in Rustic Canyon were a frequent occurrence (1904 & 1910) and two more

separate fires threatened the Uplifters Ranch within a year of each other. The first, on December 15, 1921 burned 100 acres up in Rustic Canyon but caused no damage to the Ranch. The second, on December 27, 1922, burned down the newly remodeled Uplifters clubhouse along with a valuable John Bond Francisco painting valued at the time at \$4,000. Arson was suspected but apparently never proved. The house was subsequently rebuilt and expanded at the direction of architect and club member William J. Dodd in 1923. It has been designated by the City of Los Angeles as Historical-Cultural Landmark No. 663.

Santa Monica Outlook Article  
December 27, 1929 pg.9



[back to top](#)

“Uplifters Clubhouse in Rustic Canyon, Pacific Palisades neighborhood, Los Angeles, California  
Spanish Colonial Revival Style Architect William J. Dodd Built 1923, declared 1999 Los Angeles Historic-Cultural Landmark No. 663]] City of Los Angeles Cultural Heritage Commission, Cultural Heritage Department Landmarked by the Pacific Palisades Historical Society and the Rustic Canyon Park Advisory Board Building is now used as Rustic Canyon Recreation Center and Rustic Canyon Cooperative Nursery School at Rustic Canyon Park.” - Jengod



# FANTASY MARKS RANCH OPENING.

*Frederick Warde Plays Chief  
Role in Forest Play.  
Luncheon, Barbecue, Jinks  
Precede Main Number.*

The elaborate celebration by the Uplifters of the formal opening of their ranch, near Santa Monica, came to a climax last night with the dedication of their camp fire circle through the presentation of a woodland fantasy with Frederick Warde in the chief role.

The day's program for the organization began with a luncheon at the Athletic Club, after which all of the members motored to the ranch, where an inspection of the property was made and various sports were indulged in until 7 o'clock, when a barbecue was served. At 8:30 a "low jinks" entertainment was presented under the direction of W. J. Dodd, on this program being an address by Frederick Warde, a futurist song with cubist music by President H. M. Haldeman, songs by Harold Proctor and Fred McPherson, as well as several numbers by the club quartet and orchestra.

Los Angeles Times

May 29th, 1921

*Uplifters Take Possession of  
Santa Monica Retreat.*

The fantasy, which had as its keynote the welcoming of the new owners by the spirits of the woods, began at 10 o'clock when Ernest C. Warde, as a satyr, came through the forest under the glare of limelight to call out his woodland subjects.

Finally, after all of the other spirits, including not only those of the woods, but those of the arts as well, had been unable to light the pile of wood around which the circle was formed, Frederick Warde, as Uplift, succeeded where they had failed and the big logs blazed up as a symbol of the fellowship and good cheer of the organization which had found its home in that magnificent canyon.

Those taking part in the play, which was written by Dr. Paul Wisner, were: Ernest C. Warde, Hays Rice, Dr. J. Lester Adams, F. O. Bristol, Phillip Hansen, W. J. Dodd, Fred McPherson, Ted Shawn and Frederick C. Warde. The music was by Louis F. Gottschalk and the lighting effects were under the direction of S. E. Crabill, who was also chairman of the general committee in charge of the celebration.

Grand Muscle Haldeman took an active part in all phases of the program and was cheered and congratulated by the membership for the success to which he had brought his dream of an adequate home for the organization.

# UPLIFTERS IN HILARIOUS FAREWELL

*Grand Muscle Haldeman  
is Given Thorough Preparation for Long Journey*

Grand Muscle Harry Haldeman was given a thorough work-out by his brother members of the Uplifters' Club at the dinner in his honor at the Los Angeles Athletic Club last evening. They prepared him for a three months' trip to South America, on which he departs a week from this Saturday, by presenting him with an expensive English hand-bag, a lot of advice and one of the most rollicking sessions in the history of the organization.

Los Angeles Times  
January 18th, 1923

Dinner held elsewhere  
because of the fire

Staid members of bench and bar, prominent business men, doctors, lawyers and bankers threw decorum to the winds and from early in the evening until nearly midnight reverted to the days of their adolescence. Stories, uplift songs and popular ballads resulted in riotous hilarity with which after-dinner speakers coped with difficulty. Such speakers as were permitted to voice their post-prandial utterances were eulogistic of Mr. Haldeman's career as a citizen and as an Uplifter.

Oscar Lawler delivered the "bon voyage" address. "Ernie" Rivers officially said "vale" to the departing Grand Muscle in a poem of his own composing, which was lost in the tumult which greeted it. William J. Dodd presided as chairman. Sim Crabill was in charge of the affair.

## CLUBS--RUSTIC CANYON--UPLIFTERS' CLUB

Uplifters' Club (plans for a new clubhouse to replace one destroyed recently by fire; Dodd & Richards, of Los Angeles, architects)  
L A EXAMINER 1/28/1923, pt. IV, p. 13

10 Days later, reported by the newspaper in the building that Dodd designed.



(Los Angeles Public Library Card)

# Los Angeles Sunday Times.

SEPTEMBER 30, 1923.—[PART V.]

## - UPLIFTERS CLUBHOUSE

*Building Completed in Four Months; Located in Big Canyon Near Santa Monica and Sea*

A notable record for rapid building on a job involving an unusual character of construction has been achieved by G. M. Fletcher, contractor, and James Johnson, subcontractor, in the erection of the Uplifters' clubhouse in the heart of Rustic Canyon at Santa Monica.

The builders completed the structure, which is a one-story affair covering an area of 118 by 234 feet, in a period of four months, construction work starting May 8 and being finished the 15th inst.

The sub-contractor, who is a member of the Southern California chapter, Associated General Contractors of America, had charge of all concrete work on the structure.

Pouring of the concrete, in charge of G. B. Young, superintendent of construction, was of a very delicate nature owing to the unusual lightness of the steel trusses. The latter had a weight of ten tons with a span of forty feet and a drop of eighteen feet from the peak to the lower cord.

### SPANISH BUILDING

The building, designed by Dodd & Richards, local architects, is of a rambling Spanish type, one story in height and covers an area of approximately 120 by 200 feet. It is completely surrounded by one recess garden and partially surrounded by another. At the end of one garden is situated a beau-

tiful loggia, while the centers of both gardens are adorned with artistic fountains.

The structure was erected at the very edge of a declivity, overlooking a valley and with the club's swimming pool, tennis courts and greens upon the slopes of the hills below the building.

The main assembly room of the structure has a height of twenty-five feet, a width of forty feet and a depth of approximately seventy-five feet. At one end there is a large stage, 25 by 50 feet, fully equipped for theatricals and motion-picture exhibitions and containing dressing rooms for men and women. At the other end a large projection room has been installed for motion-picture machines.

### ASSEMBLY ROOM

The assembly room opens into the main dining room, the latter having a width of thirty feet and a depth of about 60 feet. The kitchen, which is regarded as one of the finest and most modern in Southern California, is located so that service can be efficiently provided for the main dining room, main club room, private dining rooms and tea garden at the same

Los Angeles Times; June 20th, 1926

# UPLIFTERS OUTING SUCCESS

*Thirteenth Annual Playspell of Club to End Today  
With Reception for Families*

SANTA MONICA, June 19.—The thirteenth annual outing of the Uplifters' Club, one of the most successful in the history of the organization, which began last Sunday and which has been celebrated daily since, will end tomorrow afternoon with a formal reception of the families of the club's members.

The reception tomorrow will be in the nature of an epochal event, for it will mark the first time in the club's history that ladies have been admitted to the hi-jinks celebration of the organization.

The outing has been in progress throughout the week at the club's headquarters in Santa Monica Canyon. There have been daily programs of sports, hi-jinks, luncheons and dinners directed by various members.

#### CIRCUS PERFORMANCE

Today was the circus day of the outing and the grounds around the canyon clubhouse had all the sawdust appearance and atmosphere of the "big tent." Clair Brunson was the circus ringmaster. The entertainment was of the regular type, the performers all being members of the club. The Uplifters are famous for the artistic talent represented by the names on its membership roster.

The club's big play, "The Golden Song," written by Warner Zan Zalkenberg and directed and staged by H. Ellis Reed, was presented tonight. A second presentation of the drama will be made tomorrow evening for the benefit of the members' families.

"The Golden Song" is a drama with a prologue in four scenes with interludes and a song motif. The theme, of course, is in line with the spirit of the Uplifters. Philip Whiting was the stage manager and the electrical effects were produced by Otto K. Olesen.

Uplifters who appeared in the cast of "The Golden Song" were: Dr. Lee Joseph, Thomas M. Bridges, A. E. Adams, Marco Newmark, Dan J. Brownstein, George Rice, Jr., Clarence Beam, Charles Allison, Robert Jarmuth, Fred McPherson, Dr. Frank McCoy, Rick Hardy, Phil Hansen, George Blake, H. Ellis Reed, John Sainpolis, Lloyd Moultrie, Arthur Kachel and William J. Dodd.

The Golden Song of "Service" was sung by Fred McPherson, baritone.

#### POLO GAME FEATURES

Featuring the athletic events of the week was a polo game between the Uplifters and the Breakfast Club of Los Angeles. This event was arranged by Maurice DeMond, president of the Breakfast Club, and Marco Hellman, chairman of the polo day for the Uplifters. The Uplifters won the match by the score of 8 to 2.

The outing chairman for the Uplifters this year was Dr. S. M. Alter. The low-jinks chairman was Louis Robinson, while H. Ellis Reed, directed the play program.

Luncheon and dinner chairmen throughout the week were Slim Crambill, grand muscle of the club; Dr. S. M. Alter, Sam Bennett, Tom Lamb, Charles Smith, Mel Rapp, Dr. W. W. Mungen, Herman Stern, Fred McPherson, Louis M. Cole, Nicola Guill, Louis Robinson, H. M. Halderman, H. Ellis Reed.

Those in charge of the athletic events were George Rice, Jr., Walter Wheat, Dr. W. W. Mungen, Nicola Guill, Charles Allison, Claire Brunson, Slim Crambill, Walter Elsenmeyer.

# Los Angeles Herald Examiner Building

## HCM #178

146 W. 11th Street, Los Angeles, CA 90011

Ref: USC Dana and David Dornsife College

“Los Angeles Herald-Examiner Building”



In December 1903, William Randolph Hearst commenced publication of the Los Angeles Examiner, the latest in his chain of newspapers. He commissioned Julia Morgan, best known for her work on the San Simeon estate, and Los Angeles architects Henke and Dodd, to design a building to house the offices and production of the paper. The building was completed in 1914. It was constructed during the Mission Revival period and exhibits this style.

---

MORGAN, JULIA, 1872-1957.

see LOS ANGELES EXAMINER 6/28/1914, pt. IV,  
p. 3 illus. (Morgan, J. Martyn Haenke and  
W.J. Dodd, architects for Los Angeles  
Examiner building)

(Los Angeles Public Library Card)

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February 8, 2004

To Whom It May Concern:

Today, my husband and I went to Playa del Rey from our home in Long Beach to try and find the house where my grandfather lived. The last time I saw that house, my grandfather, Ivan Miller was dying of cancer and I was 9 years old...I am now 55. He was a very well known attorney and was best known for his contributions in making the Marina Del Rey project a reality. There is a ballpark somewhere around Playa del Rey that I have never been to and can't seem to find named the Ivan Miller Ballpark. I spent many happy moments in the house you now live in. I had no idea what the address was or even the name of the street, but somehow thru buried memories I found it!! When I saw the name of the street I knew I was there. My husband and I had actually looked in the wrong housing project there and were driving away thinking it was gone, but when I looked up from the highway below, I saw that window that I stood at as a child and looked down at the ocean and at the patio far below that I am not sure is still part of your property. We turned around and drove straight to it. It has changed soooo much. I have enclosed a picture that I have in my family album that I thought you might enjoy. The house is still basically the same, but when I was there, there weren't many houses up on that hill and it seemed his was at the very top.

My husband and I have 7 children and 8 grandchildren, but they are all grown and on their own now....as much as kids ever get on their own, I suppose. How times and places have changed. I just had to write and tell you what a warm place in my heart that house is and how WONDERFUL it was to see it again after all these years. I hope you enjoy seeing it as I did all those years ago in the enclosed picture.

My Best to You,

*Sharon Will*

Sharon (Miller) Williams





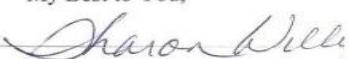
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Results 1-13 of 13										Show All
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<input type="checkbox"/>	1	DQT		5/18/1948	Case 544894	BURNS 	TREASURE CO QT PC1 L10215 50255 	Lt 52 Blk 34 Map 145/91 (Tr 9809) 	Case: 544894	Fritz Burns
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<input type="checkbox"/>	8	DEG		8/26/1966	1514	MILLE 	GALLOWAY BARRY S&BARB O 	Lt 52 Blk 34 Map 145/91 (Tr 9809) 		Ivan Miller
<input type="checkbox"/>	9	DEG		3/11/1971	365	GALLO 	MCIVOR GEO D&M J 	Lt 52 Blk 34 Map 145/91 (Tr 9809) 	Co: TIC	
<input type="checkbox"/>	10	DEG		10/24/1972	5411	MCIVO 	MCIVOR MARILYN J 	Lt 52 Blk 34 Map 145/91 (Tr 9809) 		
<input type="checkbox"/>	11	DEG		2/27/1985	224254	MCIVOR MARILYNN JEAN & 	PRATT MARILYNN J 	Lt 52 Blk 34 Map 145/91 (Tr 9809) 		
<input type="checkbox"/>	12	DED		8/12/1987	1284103	PRATT MARILYNN J & 	MCMAHON THOMAS L 	Lt 52 Blk 34 Map 145/91 (Tr 9809) 	Co: TIC, \$545,000.00(est), APN(s): 4115-004-017	
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house is and how WONDERFUL it was to see it again after all these years. I hope you  
enjoy seeing it as I did all those years ago in the enclosed picture.

My Best to You,



Sharon (Miller) Williams



## **7. Additional Contemporary Photos**

**Hipped Clay Tile Roof Design**

**Terracotta Attic Vents**

**Deeply Inset Windows**

**Thick Entry Door Arch**

**Tile Bathroom Window**

**Balcony and Various Rejas**

**Interior Arch Design**

## Additional Contemporary Photos



## Additional Contemporary Photos



Additional Contemporary Photos





Additional Contemporary Photos





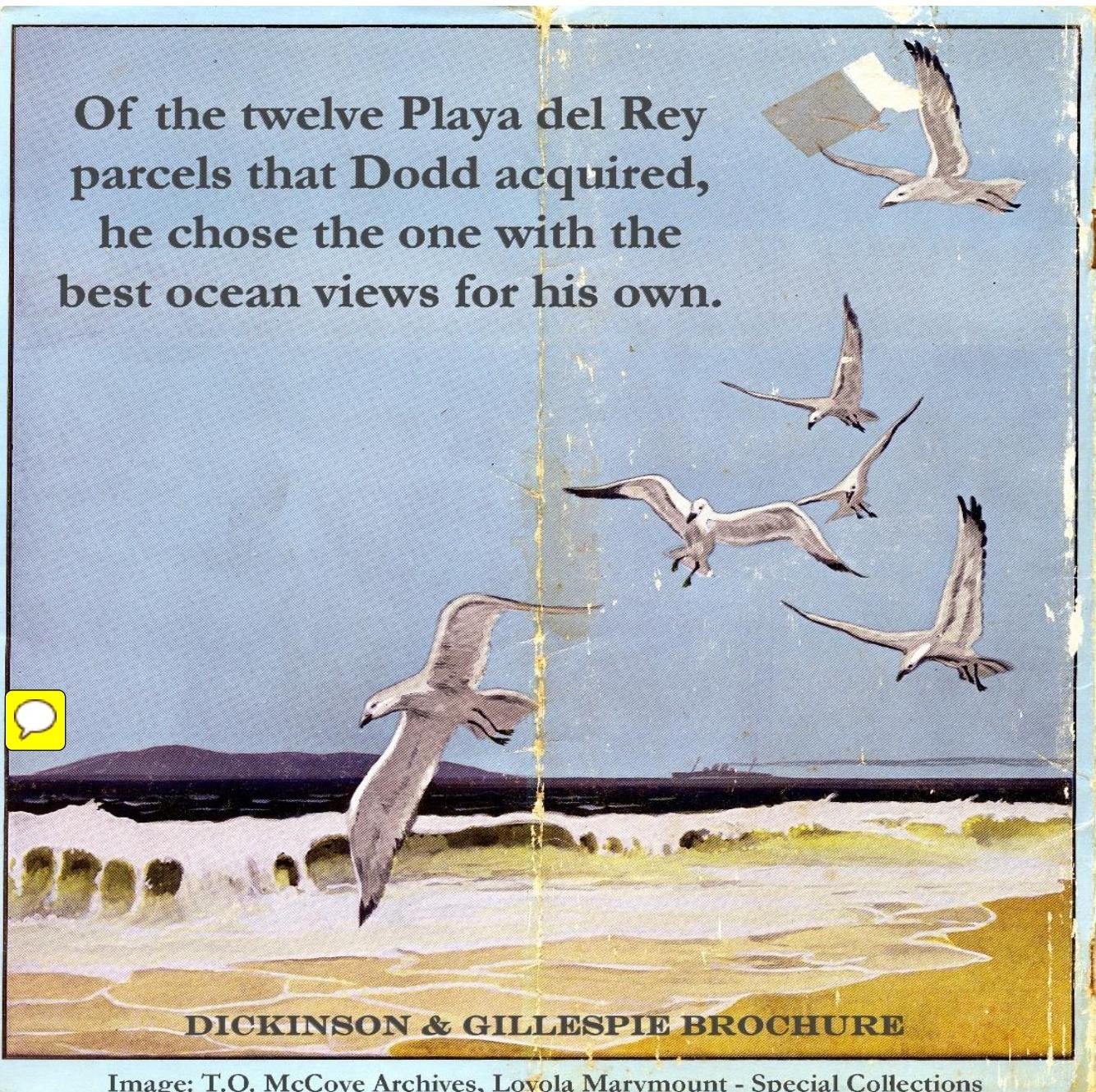
Additional Contemporary Photos

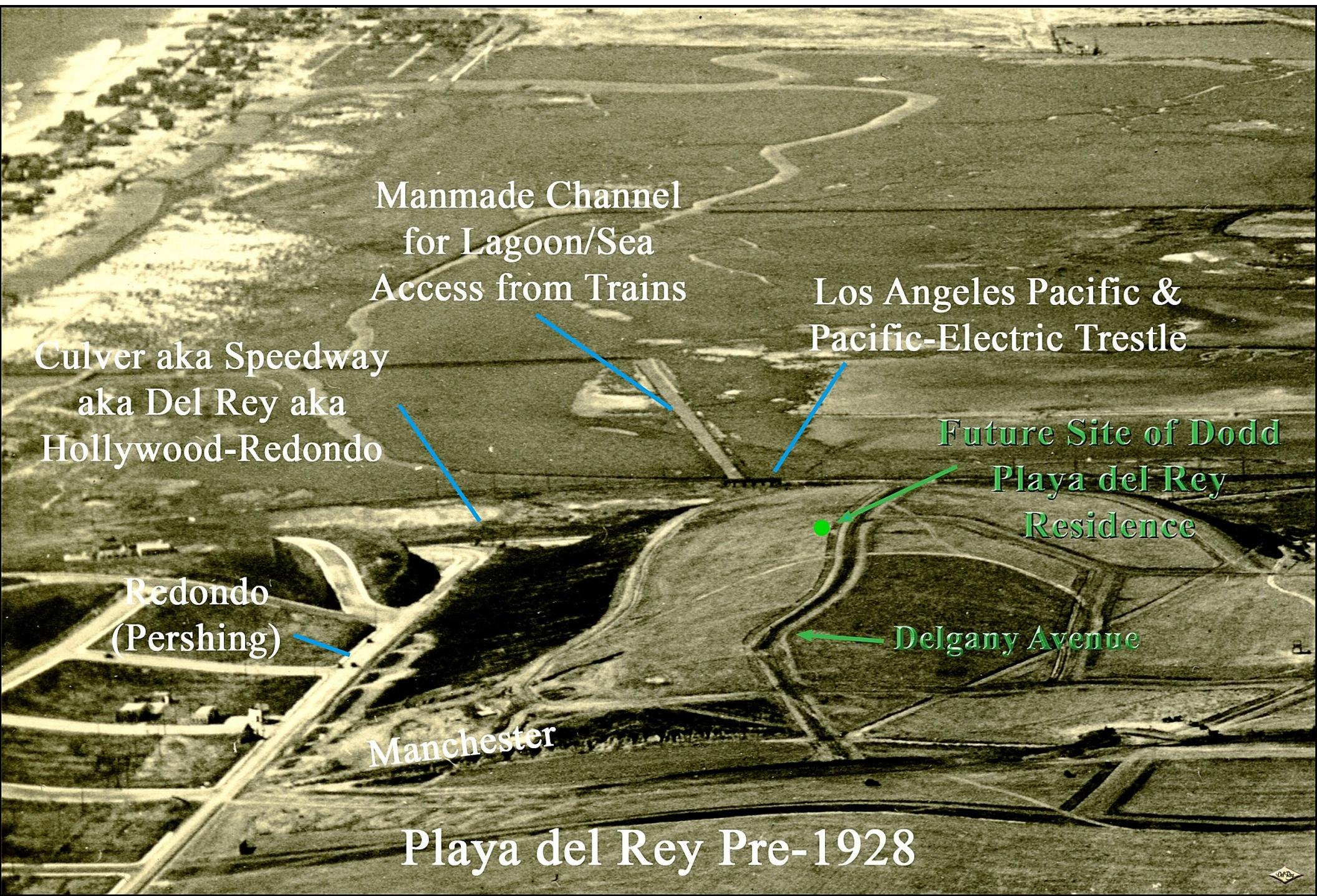


# 8. Dodd Playa del Rey Residence

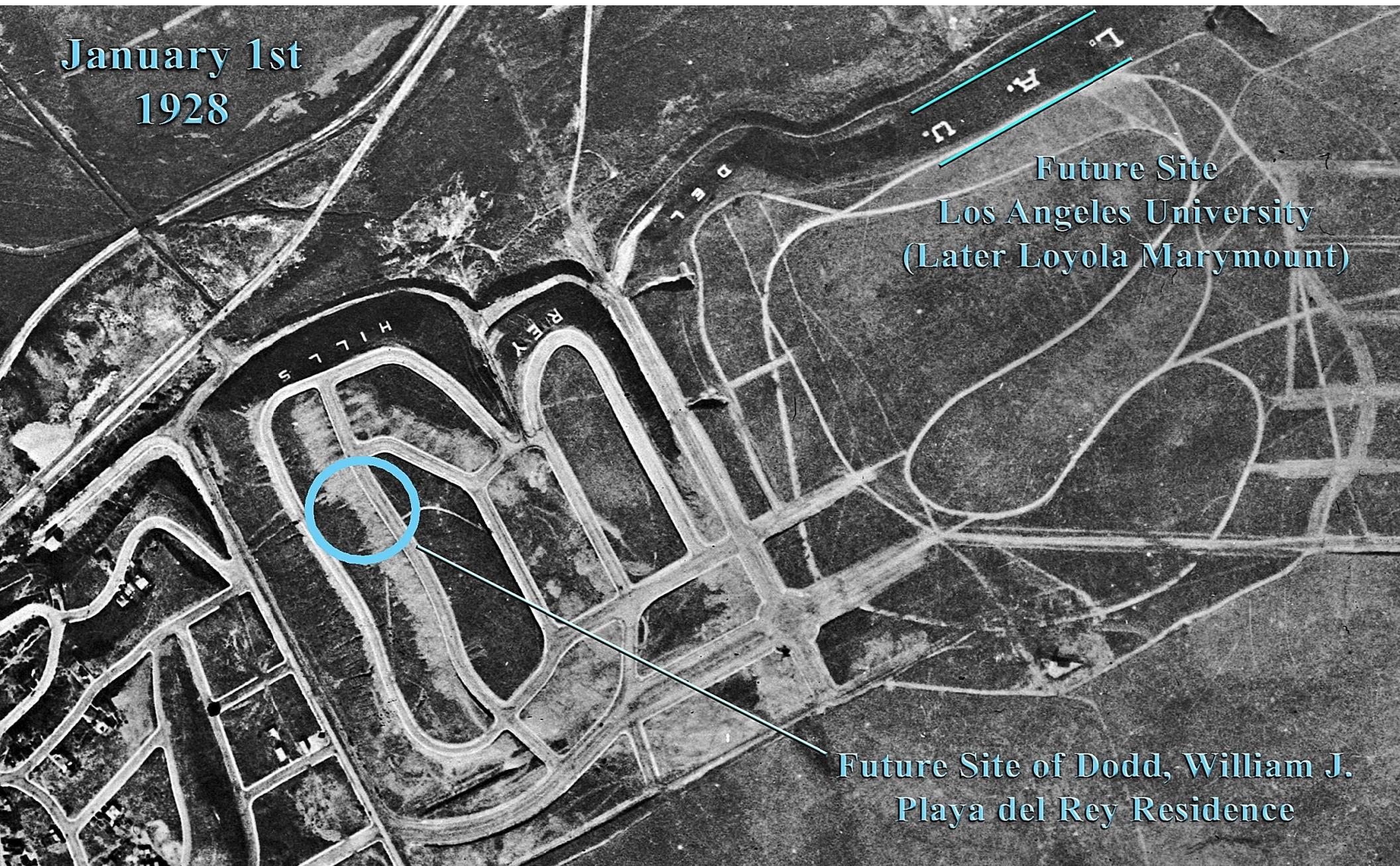
## Historical Aerial Photographs

Of the twelve Playa del Rey parcels that Dodd acquired, he chose the one with the best ocean views for his own.





January 1st  
1928



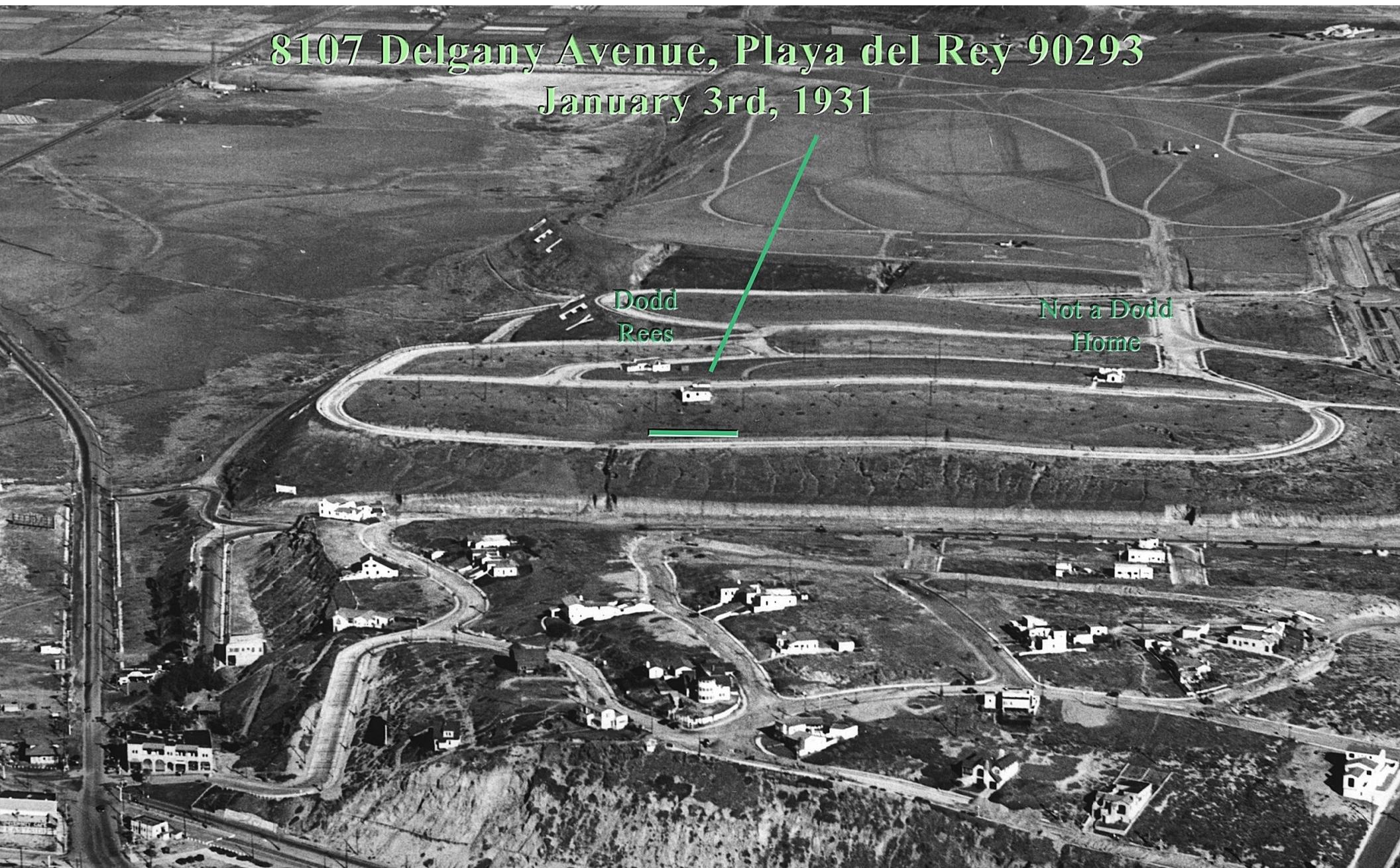
Historical Aerial Photographs



**8107 Delgany Avenue, Playa del Rey 90293**  
**January 3rd, 1931**



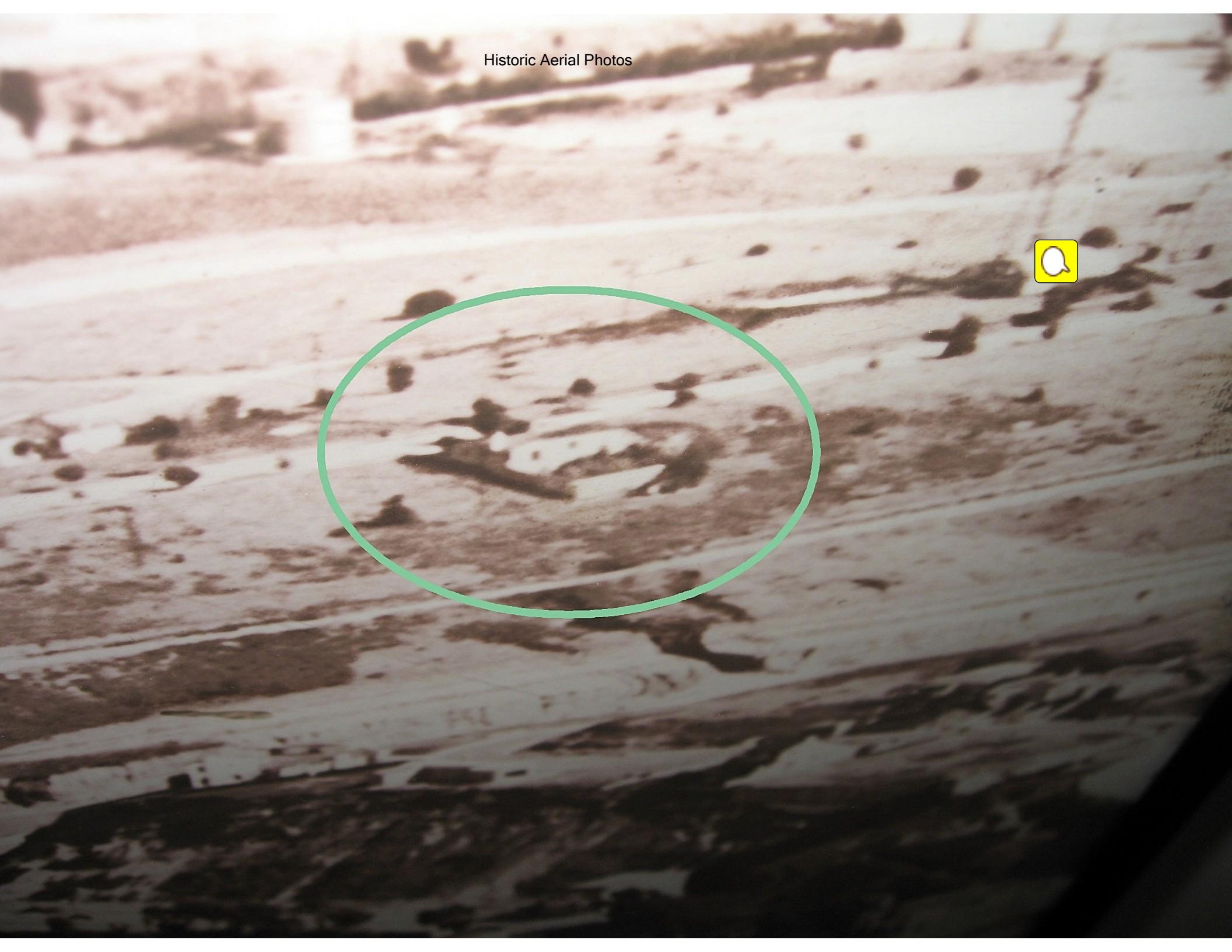
8107 Delgany Avenue, Playa del Rey 90293  
January 3rd, 1931



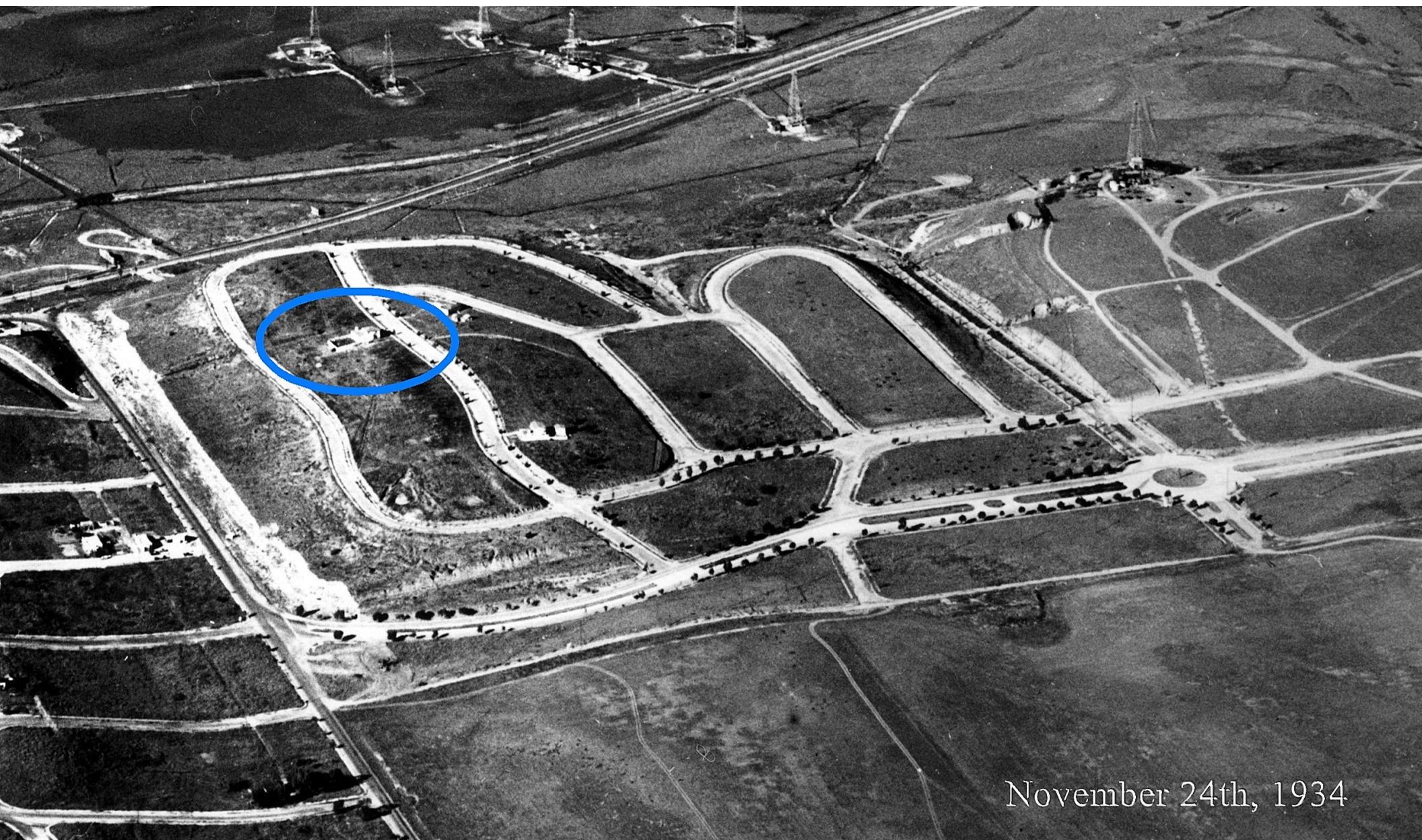


8107 Delgany Avenue, Playa del Rey 90293  
January 3rd, 1931

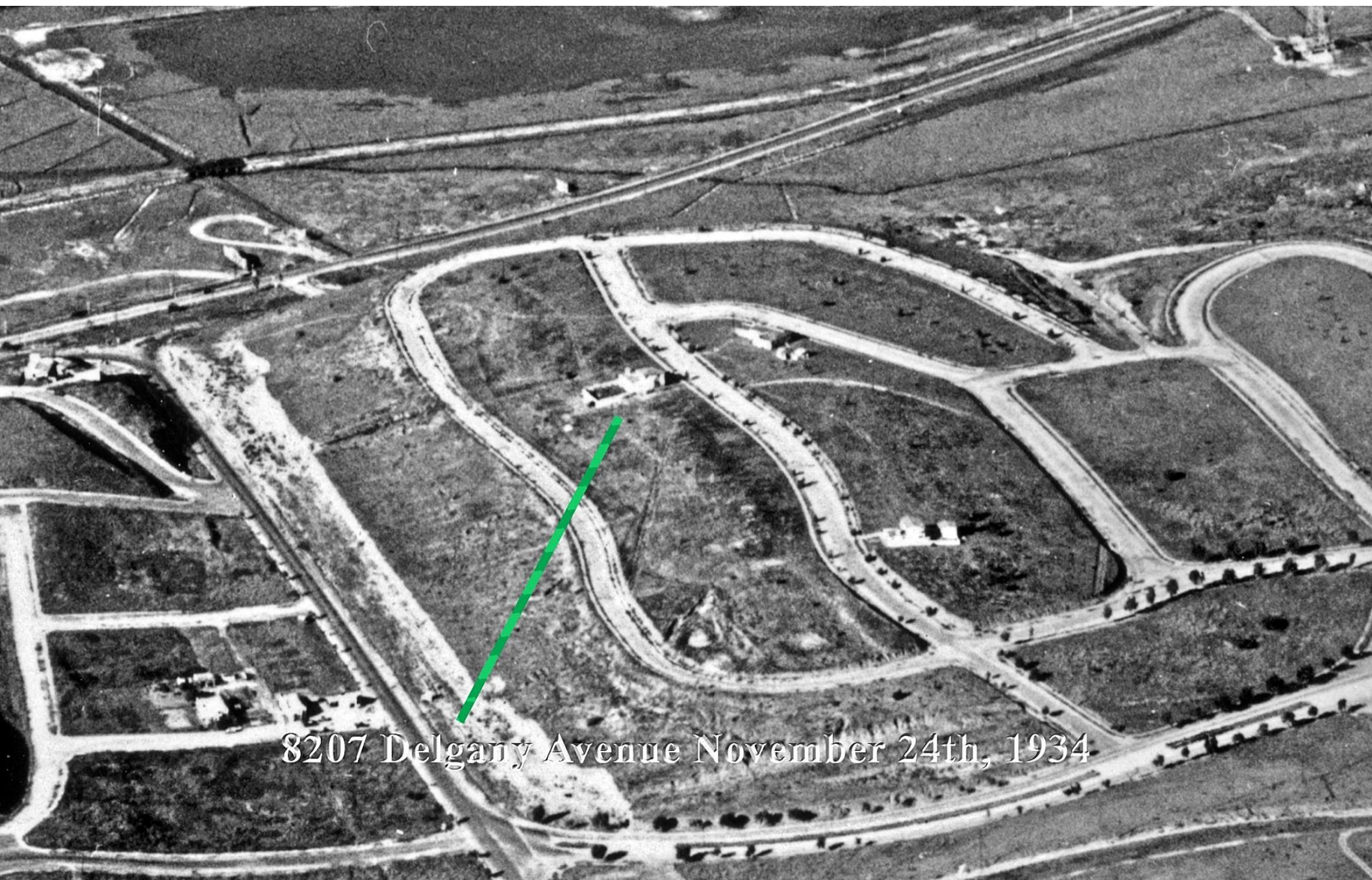
Historic Aerial Photos



Historical Aerial Photographs

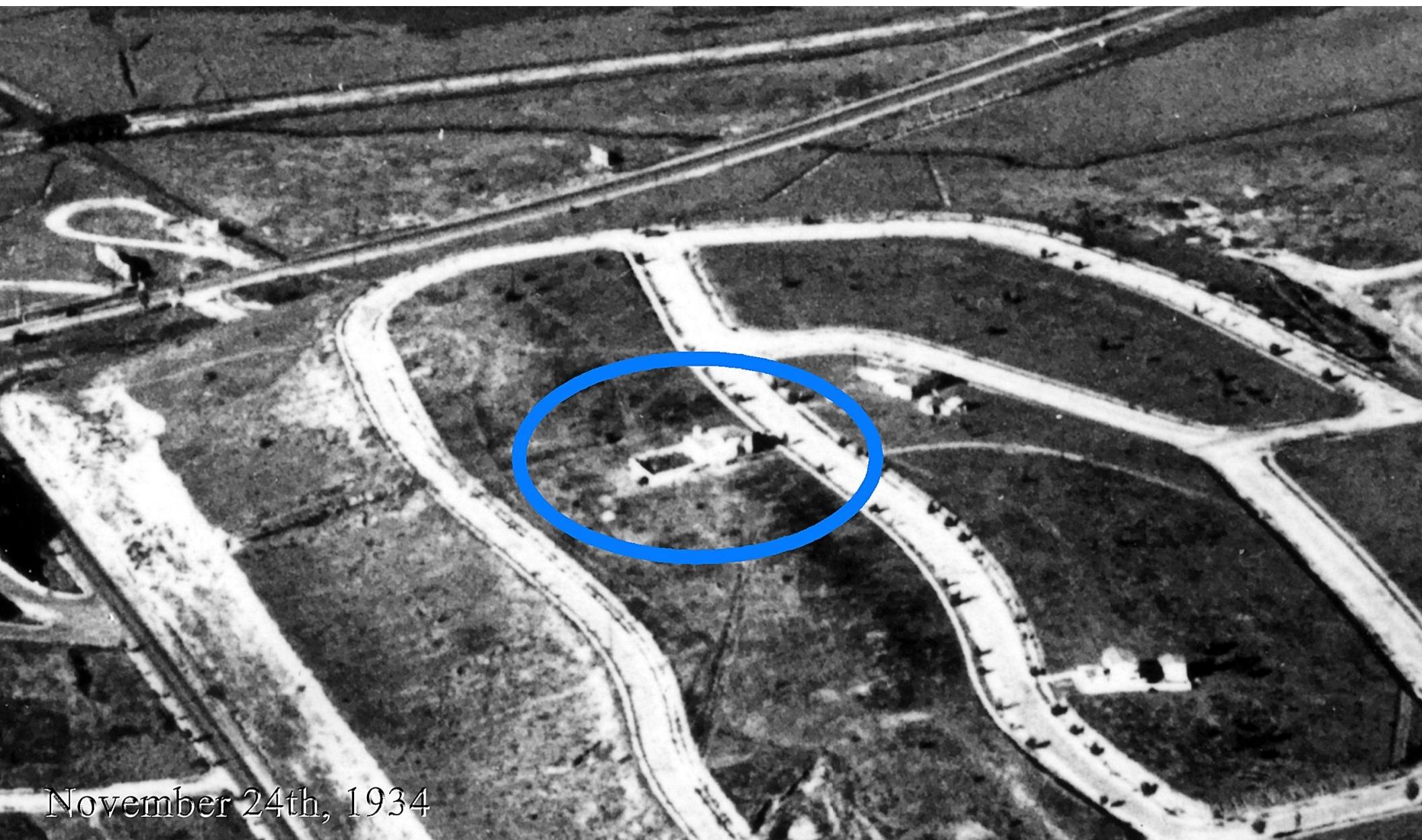


November 24th, 1934



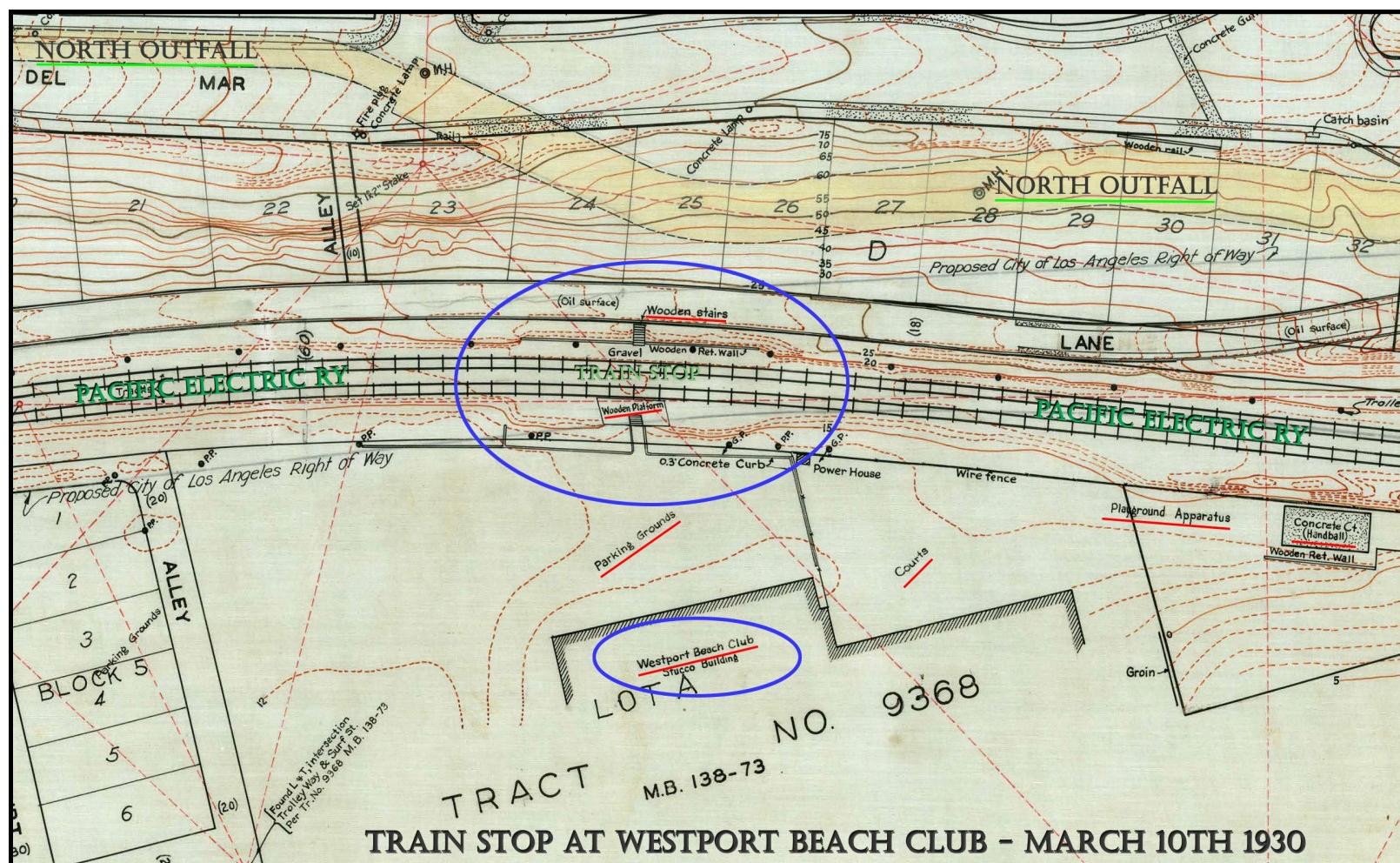
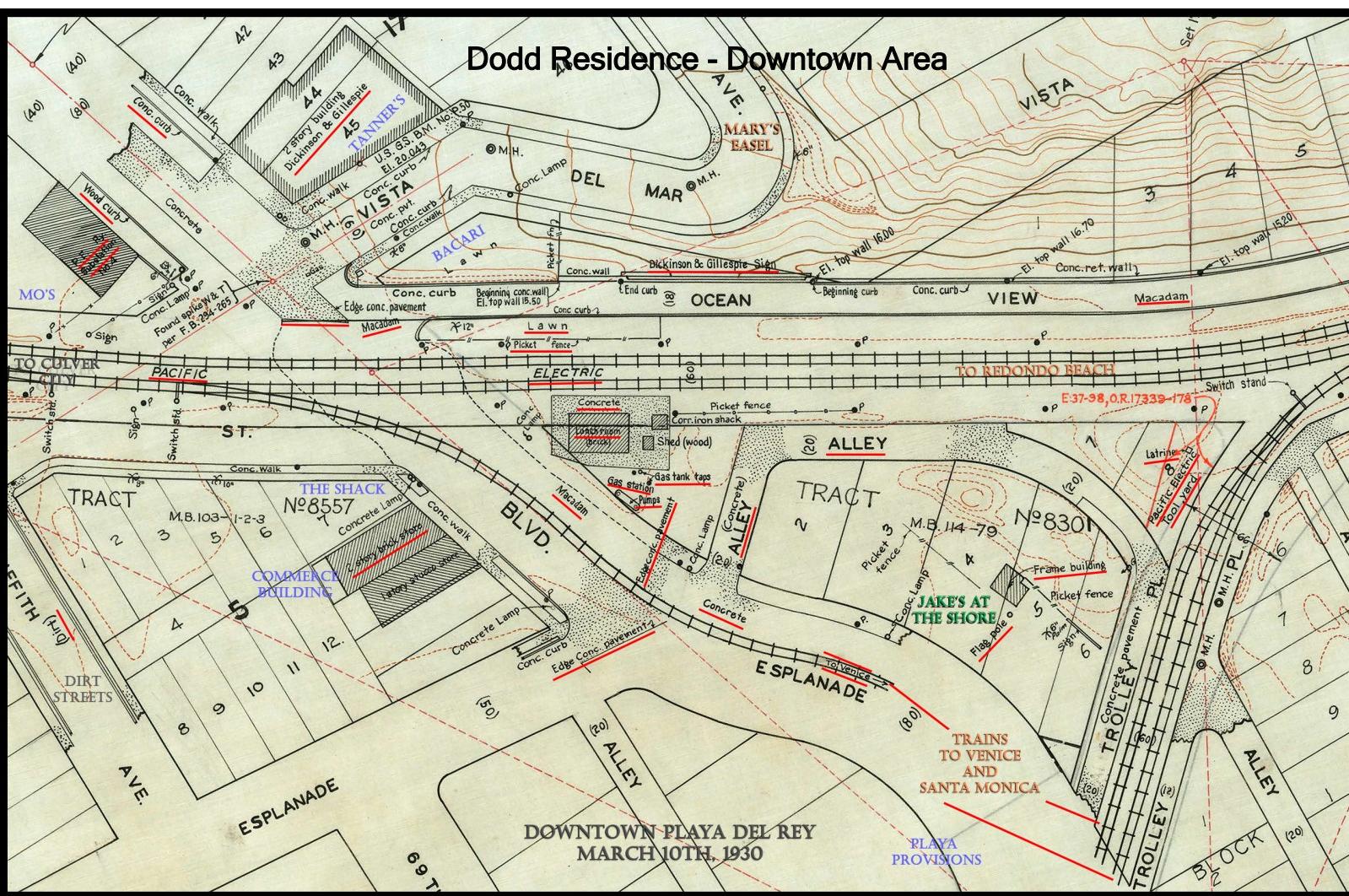
8207 Delgany Avenue November 24th, 1934

Historical Aerial Photographs



November 24th, 1934

# Dodd Residence - Downtown Area



## Historic Playa del Rey, Southern Lagoon - 1904



Playa del Rey Lagoon looking North - 1904



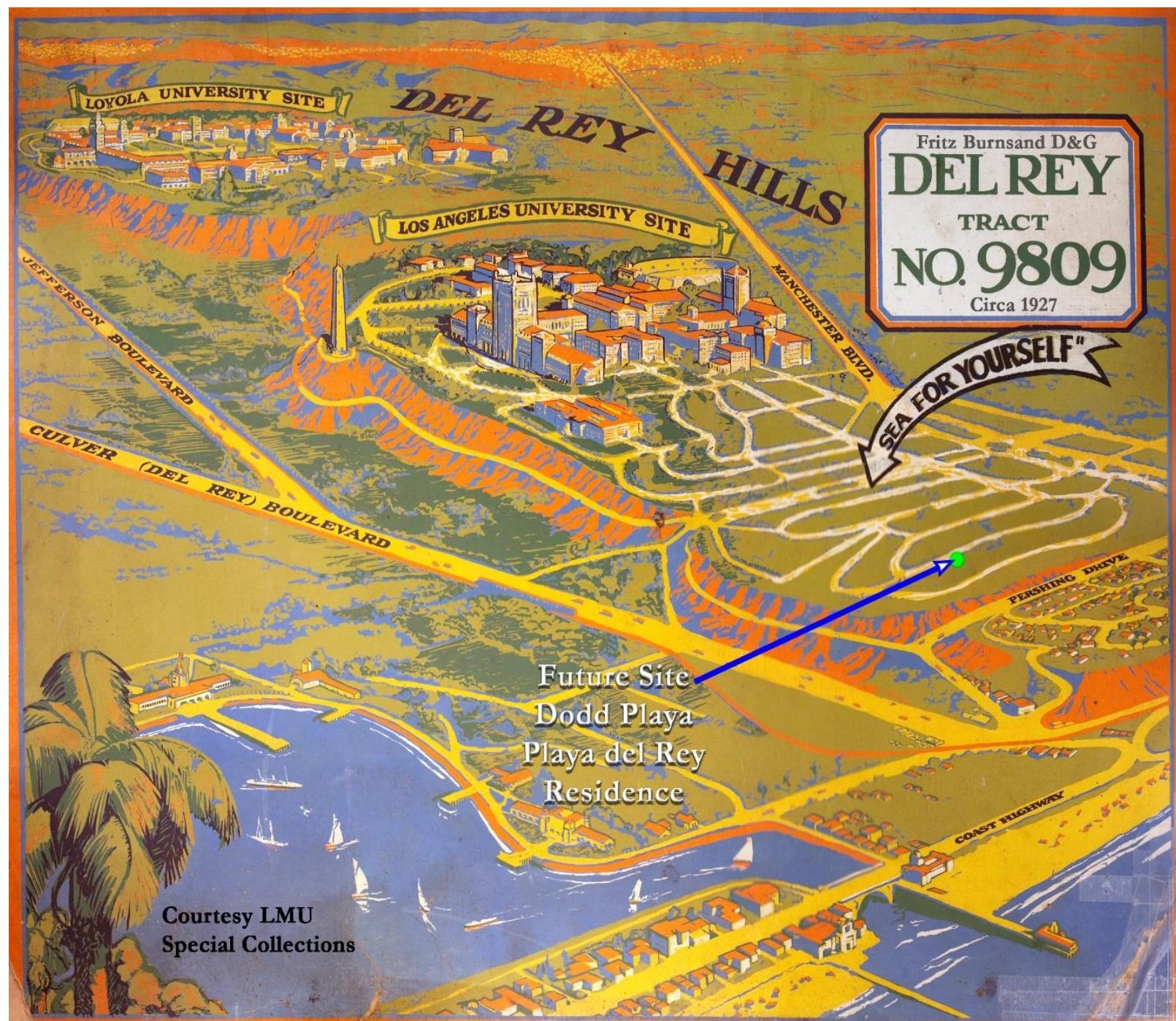
# Dodd Playa del Rey Residence

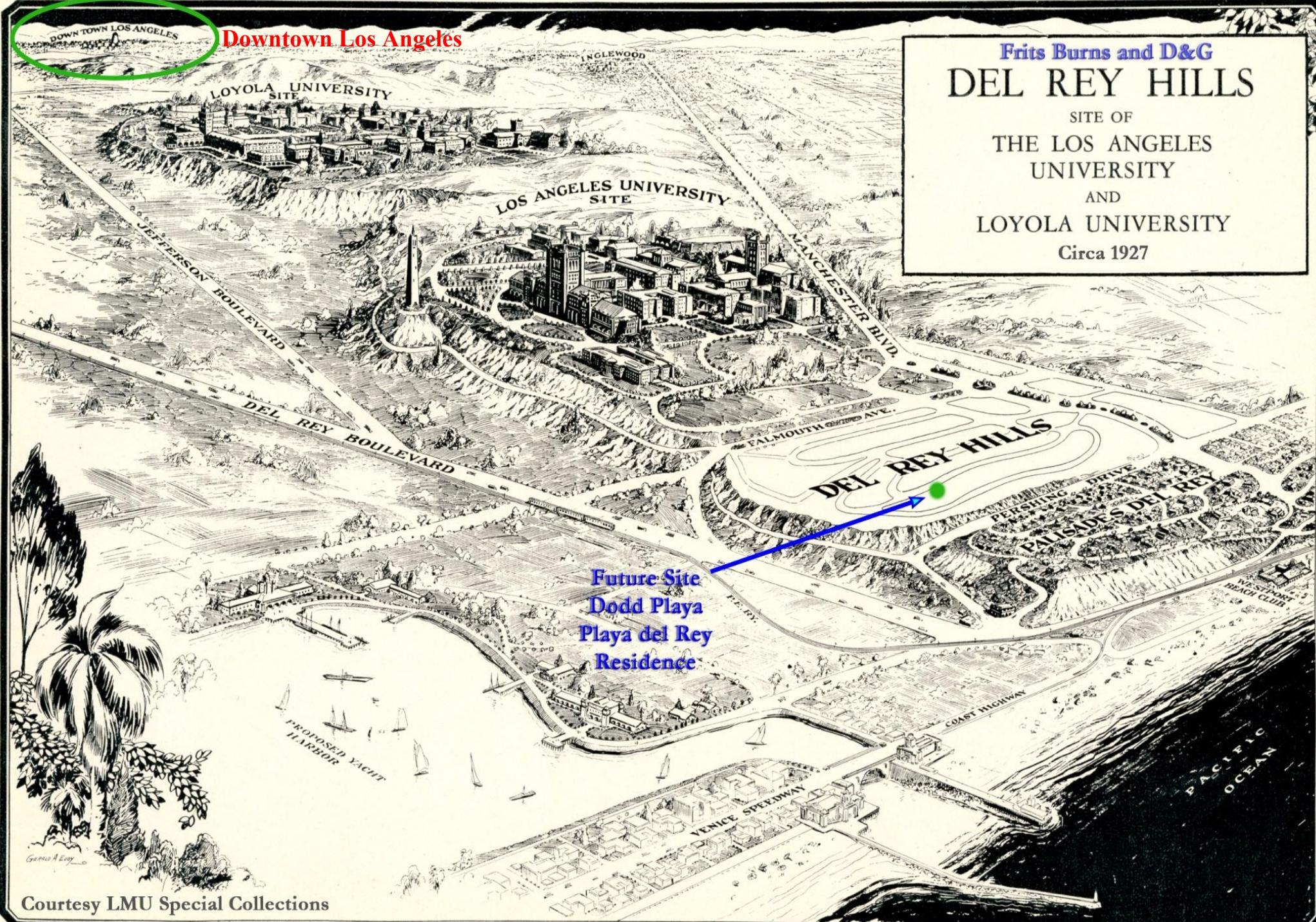
## Additional Historic and Contemporary Photos

### Supplemental Annex 01

2019-07-09

Burns' vision, 1927:





Courtesy LMU Special Collections

# Site Plan of Fritz Burns' Del Rey Hills and Los Angeles University

August 28th, 1928

Railroad  
and  
Culver  
(Straight)

Los Angeles ("Luthern") University  
(Not Loyola, but in addition to).

Later cancelled.

Future: Gas  
Company and  
Ivan Miller Field  
on Gulana

Pershing

Del Rey Hills  
Development

Originally, Manchester  
was Straight to Pershing

Manchester  
and  
Falmouth  
Shopping  
Area

Courtesy LMU Special Collections

Del Rey Hills was Burns' next major development after Palisades del Rey and Surfridge. His vision was something to compete with (akin to) what was going on up in Westwood/UCLA at the time. Los Angeles University was planned but never built.

Fritz Burns and Dickinson & Gillespie marketed these lots to land speculators on extremely favorable terms. Burns owned/controlled the bank. Mortgage regulations were extremely lax or nonexistent. There was no FHA. Very low down payments were the norm. (Fritz Burns was deeply involved prior to the creation of the National Housing Act of 1934, and donated heavily to lobbyists to insure favorable terms for his developments in Playa del Rey and later Westchester.) Reference: Keane's Burns Bio.

All of the homes were to be custom built – this was not a Tract with 6 or 8 cookie cutter home options (like Westchester would become much later when Burns partnered with Kaiser). Dodd was his flagship architect, or at least one of them, working with Dickinson & Gillespie's V. L. Gentry on the first (and only) two homes he built before he died.

Many speculators failed after the crash of 1929; Burns bought back a good percentage of this land through the early 1930s including this home on Delgany from lone Estes Dodd (recently widowed) on October 7<sup>th</sup> 1930.

With few notable exceptions (the two Playa del Rey Dodd houses and one other of unknown pedigree on Delgany), almost no other homes were built. The land remained largely undeveloped for another two decades.

Compromise Line Between Daniel Freeman and Joseph Mesmer

TRACT NO. 9809 SHEET 2

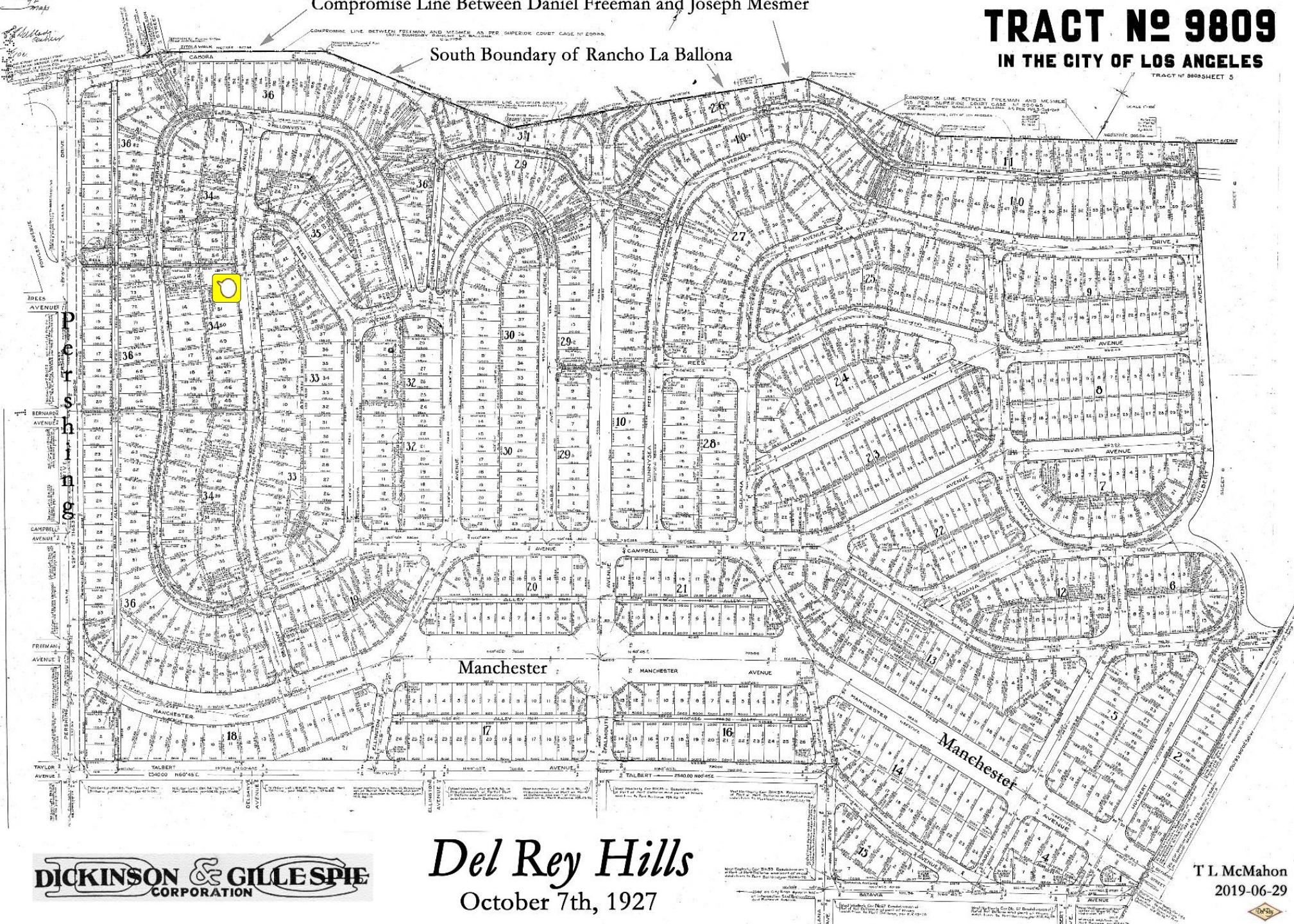
COMPROMISE LINE BETWEEN FREEMAN AND MESMER  
SOUTH BOUNDARY RANCHO LA BALLONA  
COURT CASE NO. 20046

South Boundary of Rancho La Ballona

**TRACT NO 9809**

IN THE CITY OF LOS ANGELES

TRACT NO. 9809 SHEET 3



**DICKINSON & GILLESPIE**  
CORPORATION

*Del Rey Hills*

October 7th, 1927

T L McMahon  
2019-06-29

# Los Angeles ~~Times~~ Times MARCH 9, 1930.—[PART V.]

## Architect to Occupy Residence Along Seashore

### Future Home of W. J. Dodd

Construction work has started on a seven-room Spanish-type home for W. J. Dodd, architect at Playa Del Rey, according to V. L. Gentry, manager for the Dickinson & Gillespie Corporation, developers of the project, who reports plans completed for fifteen additional residences and building work in progress on eight others. The Dodd home contains three bedrooms, living-room, large dining-room, combination breakfast and serving room and kitchen. It is situated on sloping ground and overlooks the ocean.

LOS ANGELES'  
GREATEST  
GROWTH IS  
TOWARD SEA

# PALISADES *Dei* REY PRESS

1926 WILL BE  
SOUTHERN  
CALIFORNIA'S  
BIGGEST YEAR

VOL. I.

PALISADES DEL REY, VENICE, CALIF., MONDAY, MARCH 1, 1926

NO. 5

## PALISADES DEL REY PERSONALITIES



VIRGIL L. GENTRY, whose

VIRGIL L. GENTRY, whose picture appears here, has been employed with the Dickinson & Gillespie Corporation three years. These three years have been years of loyal service and a rapid rise from a salesman to division manager.

Three years ago Gentry was a salesman with the Hoffine Middleton Corporation, one of the largest subdividers in Southern California of that period. But he sought to throw his lot with a new organization.

Dickinson & Gillespie had been operating in California at that time two years. Gentry knew what this reliable organization had accomplished in that period. Their achievements running back for a period of over twenty years, with operations extending over half of the United States, was also known to him.

### TURNING POINT IN LIFE

"The turning point in my life," Mr. Gentry told a friend recently, "was when Dickinson & Gillespie accepted my application for a position with their organization as a salesman. While I had made big

money previously and held jobs of great responsibility, I didn't realize then that the harvest was just beginning for me."

"I had worked for years on a salary. I had been signing the dotted line twice a month for such a long period I was in a rut. I saw no future ahead of me and no opportunity to do anything in a big way. And then I went to work for Dickinson & Gillespie."

Gentry's previous employment was in the railroad service. As a railroad man he worked in various capacities from a telegraph operator to a traveling auditor. Immediately before going into real estate Gentry was a traveling auditor for ten years with the Southern Pacific in California. In this important office he traveled the greater part of the Pacific Coast periodically and became thoroughly familiar with the history and development of this great commonwealth.

### WAR! GENTRY ENLISTS

In the midst of his railroad service war with Germany was declared and Gentry hastened to

clare and Gentry hastened to enlist in the signal corps, where his knowledge of telegraphy made him a valuable man to his government. A few months of intensive training and Gentry was on the high seas, ducking submarines and headed for the western front. Gentry passed through eight months of active service behind the lines in France and participated in some of the major battles in which General Pershing forces took part. Gentry's record, were it possible to relate,

### VIRGIL L. GENTRY Continued From Page Four

it here, would read like a heroic novel.

Gentry knows the underlying principles of thought and action which bring success. While a crew manager with Dickinson & Gillespie, he made a high sales record with only a small group of men. Later as a free lance salesman his success was notable.

### NOW DIVISION MANAGER

Recently Gentry was appointed division manager by Mr. Fritz Burns, vice president and general manager of the Dickinson & Gillespie Corporation, as a part of the expansion program which is now being put into operation by that concern.

Gentry is well known for his ability to secure sales through sub-agents while his handling of personal clients has been highly suc-

An associate of the Office of the Cecil B. De Mille Family has recently exchanged EMail with me giving additional information on Dodd's work on one of their properties. They (and Christopher White) were kind enough to provide me with some photographs both before and after the recent preparation for its \$8.5 Million sale by a third party. The family is very familiar with Dodd's work, some having grown up in the house shown in the following photographs. It is a tragedy what happened to this house and Dodd's work.

The family is committed to historic preservation and are considering whether it would be appropriate to officially support the PdR HCM Nomination. (Requires BoD approval .) We don't want this to happen here.

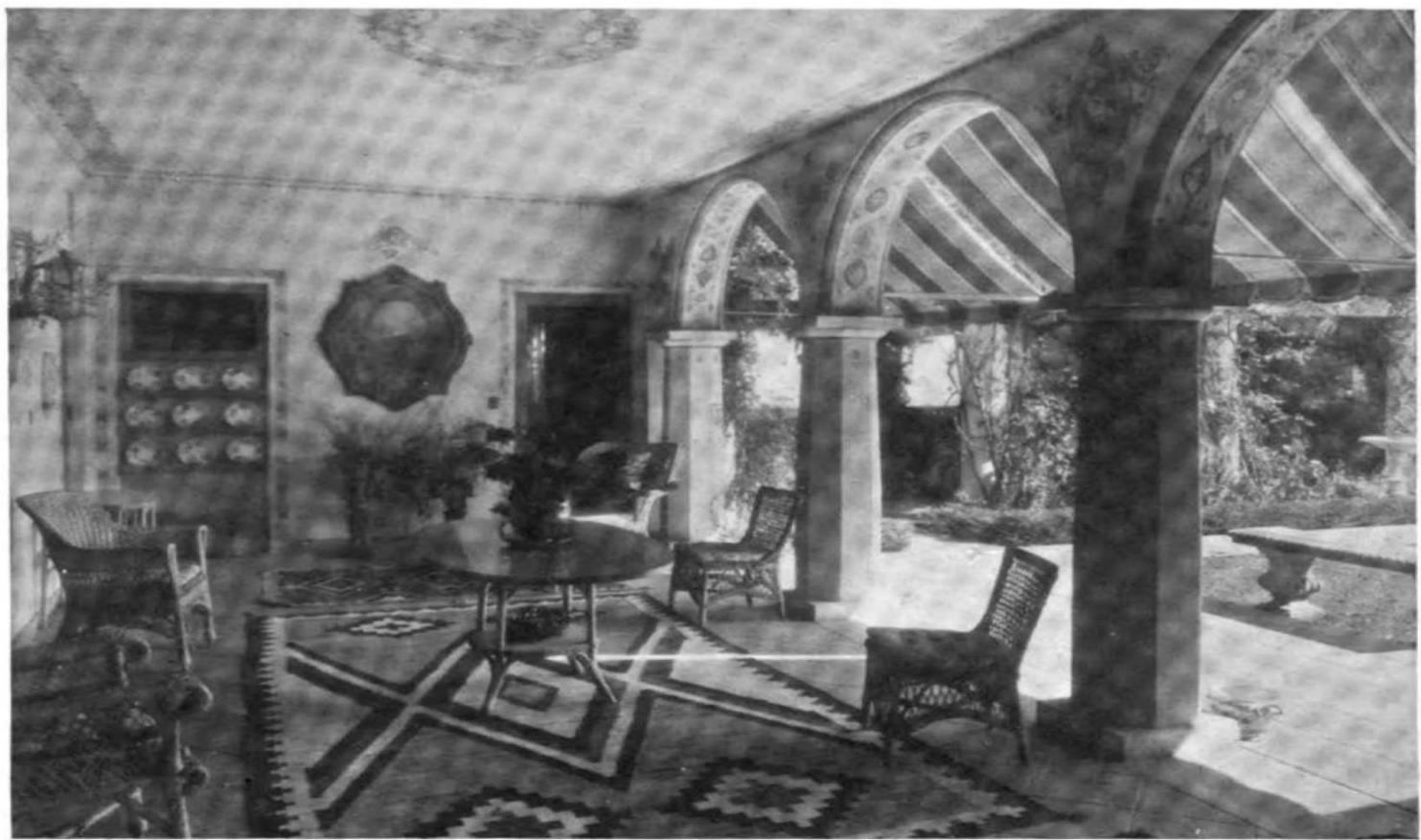


Approx. 1915-1916 VIEW OF LIVING ROOM. RESIDENCE OF CECIL B. DE MILLE [Charlie Chaplin]  
W. J. DODD, ARCHITECT

NOVEMBER 14, 2018



VIEW IN LOGGIA. RESIDENCE OF CECIL B. DE MILLE [Charlie Chaplin]  
W. J. DODD, ARCHITECT



Approx. 1915-1916    VIEW IN LOGGIA. RESIDENCE OF CECIL B. DE MILLE [Charlie Chaplin]  
W. J. DODD, ARCHITECT

More recent photo of DeMille Dodd interior, but prior to “renovation”.  
Somewhat similar ceiling:



NOVEMBER 14, 2018



VIEW OF LIVING ROOM. RESIDENCE OF CECIL B. DE MILLE [Charlie Chaplin]  
W. J. DODD, ARCHITECT

Additional Historic and Contemporary Photos Annex 01



Approx. 1915-1916 VIEW OF LIVING ROOM. RESIDENCE OF CECIL B. DE MILLE [Charlie Chaplin]  
W. J. DODD, ARCHITECT



DeMille property, Dodd interior, prior to "renovation":



NOVEMBER 14, 2018

## **Additional contemporary photographs, Dodd Playa del Rey Residence:**

Cooking (stew?) pot in hearth. Marylin Pratt told me it was there when she and George McIvor bought the place in 1971:



[Next page] The top of the hearth enclosure had never been painted according to Pratt. This photo 2019:



[Next page] Newly restored 1930 Western Electric Type 102 telephone in the alcove. (Non-original phone type behind it.) Pulse dial, fully functional with modern phone system (Frontier local, AT&T L.D.). Ringer disabled to reduce phone loading (1 Unit) on old wiring and today's phone system.

Cabinetry Dodd:



Large dairy/eggs delivery door on south side wall. Originally opened into inside kitchen (interior door) but it was sealed in the late 1980s for thermal and security reasons. Milk delivery in this area was from Merritt Adamson's (Adamson House) Adohr Farms and was carried at the Del Rey Co-Op market down the hill in what was the Bank/Commerce Building.



[Next page] Front patio mailbox drop door inside of front entry foyer:



George McIvor traveled to South Africa on business and required a compatible outlet for his electronics (radio):



[Next page] The kitchen had a charcoal-burning indoor barbecue installed in the late 1960s. Now decommissioned, sealed, and turned into bunker for mini-fridge:



Ironwork south side – front BR looking west to kitchen:



Front bedroom window:



[Next page] North side looking west – two garage and one LR window:



**[Next page] New (July 2019) exterior photos - from street:**



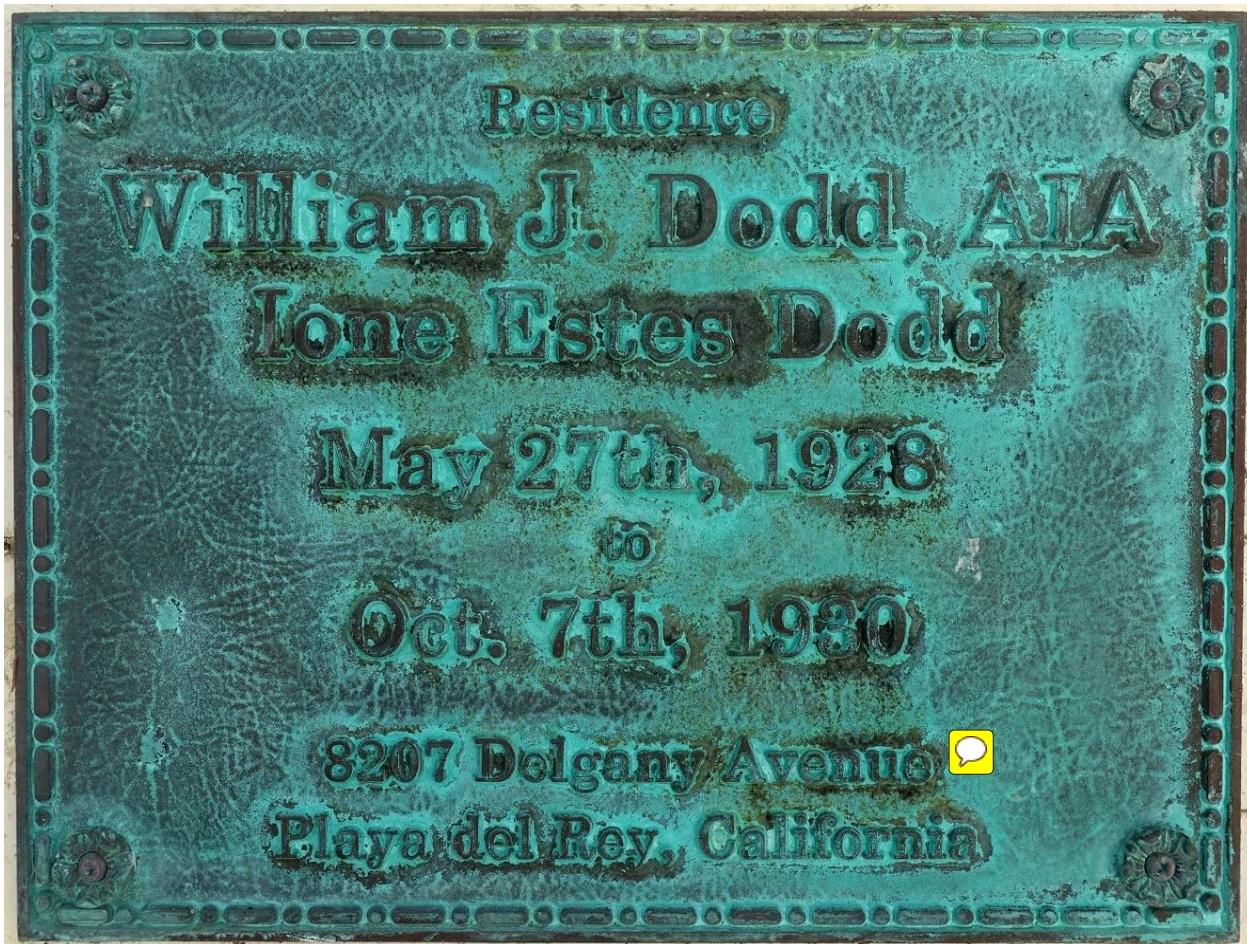
Additional Historic and Contemporary Photos Annex 01



Additional Historic and Contemporary Photos Annex 01



Additional Historic and Contemporary Photos Annex 01



Additional Historic and Contemporary Photos Annex 01

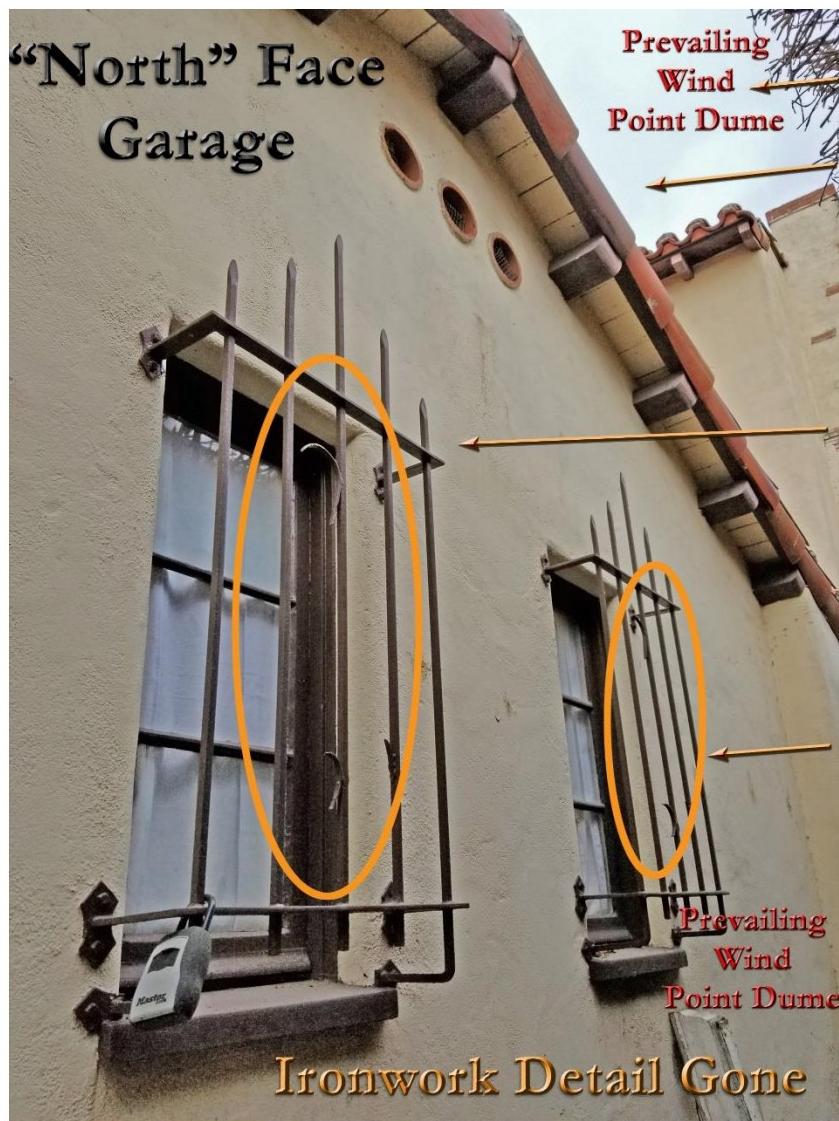
# Dodd Playa del Rey Residence CHC-2019-3111-HCM

## Additional Construction (preservation) Notes

Supplemental Annex 02 

2019-07-19

The prevailing wind at this location is directly from Point Dume, due west. At 130-foot elevation even with the usual mild breeze, sea spray & mist, lapping at the three jetties and outer breakwater, and the surf line results in salt deposits on (and in) the home. In any sort of inclement weather, the salt spray and deposits are large. Decay on two wrought iron grills has been severe over the last 90 years (“North” actually NW):





In contrast, the “south” (S.E.) facing ironwork has survived relatively intact: All exterior wrought iron (original or refabricated) has now been coated with 1-2 layers of ZRC:

“ZRC® is a high-quality cold galvanizing compound based on a trade secret organic binder which affords true galvanic anti-corrosion protection to metals. The dried film of ZRC is 95% metallic zinc. Because of the uniqueness of the formulation, ZRC is the only coating of its type to be recognized under the Component Program of Underwriter's Laboratories, Inc.”

New construction in this community typically begins to exhibit flash-galvanize sheet metal and nail head bleeding through stucco and paint in 2-3 years.

The fireboxes in the original basement gravity heaters eventually rusted out some time in the 1990s and were found to be a potential carbon monoxide hazard risk. Replacement parts, and even refurbished heaters, were no longer available except for some sources with no warranty and guarantee of meeting current standards.

The original system was silent, convection-only, no fan, no electricity. Displaced rising air leaked out through windows and doors of the two floors. The original gravity heater system “return” was cold outside air sucked in from the crawlspace and the vents around the periphery of the house.

This system was replaced with a new, efficient, low volume dual furnace in the late 1990s. The original asbestos ducting under the ground floor was removed and replaced with modern insulated ducts, however all of the Transite ducts into the heater vents in the ground floor and up through the walls to the second floor was retained. There are no new floor vents, wall vents or louvres, or ceiling vents of any sort (1). All of the original walls, floors, and ceilings were kept intact – no damage to the original plaster or wood. (You many have noticed this during your site visit.) Adapters were fabricated to couple the new ducting to the Transite pipes.



(1) With one exception – the living room never had any source of heat other than the fireplace. A new iron grate vent was installed in the bottom of the south living room wall and connected into the new furnace with a separate damper. The living room ceiling remains untouched for the last 90 years.

This Dodd Residence has never had air conditioning nor is there a need. The constant due-west prevailing breeze on this face of the hill is adequate with the rear deck door or windows open. The sliding glass door in the upper 1968-bedroom acts as an air scoop and forces air throughout the house.

An additional floor passageway was cut between the northwest corner of the 1968 bedroom and the added atrium below, connecting to an atrium ceiling vent in its northeast corner. This provides additional free air circulation between the first and second floors, either convection or slightly assisted in winter months by the new heating system.

The radiant heating system in the ceiling of the 1968 bedroom is never used. The newer system with free whole-house circulation is adequate.

The return for the new heating and ventilation system is from the cold "well" in the new below-grade room built under the new rear deck. All cold air in the house sinks down into that room and is sucked from there through large rectangular cast iron grate into a manifold feeding the new furnace in the basement. Full house air circulation (and filtering) at very low noise levels and low energy consumption is achieved.

Both the new rear deck and the upper balcony are sloped like a boat deck to get water away from the house. The deck drops one inch, the upper balcony was designed with one-half inch drop. Not visible after finishing and tiling is the copper flashing at all deck-wall joints. I have yet to find a way to employ teak.

The new rear deck foundation walls are 8-inch block, rebar, backfilled with aggregate and rodded. Footings go well below undisturbed soil. 6" x 4" posts, 2" x 12" joists - Simson strong ties, bolted, everywhere. Gross over-code footings. Old foundation connection Red-Head expansion anchors.

The periphery of the house was trenched to a depth of three feet and backfilled with  $\frac{3}{4}$ " crushed granite surrounding 4-inch perforated foundation drains wrapped in construction fabric. These drains feed the rear lawn and gardens.

Two large ground rods were driven on the setbacks of the north and south sides of the house and connected into the main panel with heavy gauge 1-inch woven copper ground strap. A similar ground strap parallels the upper

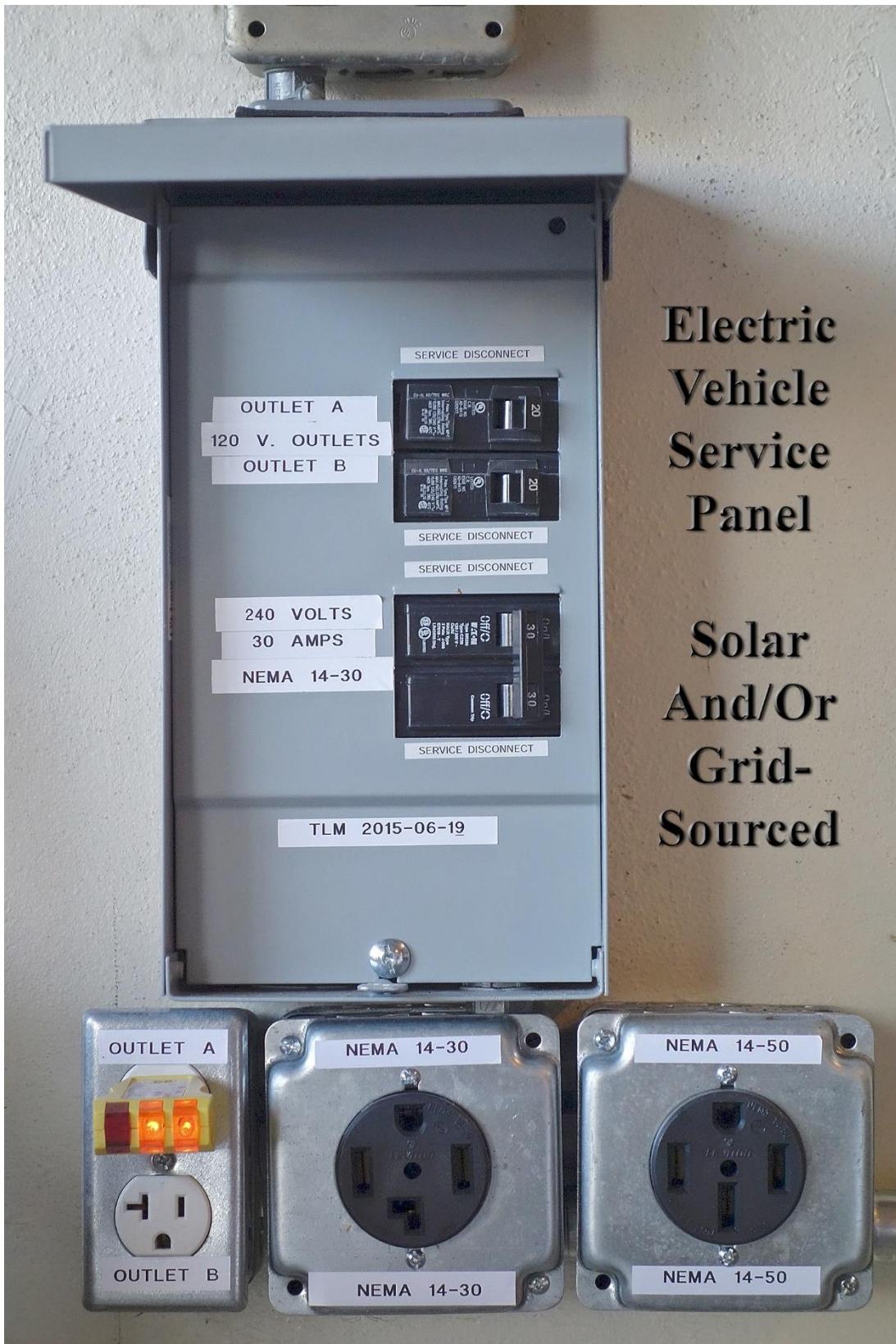
flag pole. The solar inverter is bolted to the original poured concrete foundation wall in the basement (out of the weather). An adjacent basement wall is provisioned for a residential battery system that has not yet been (and may never be) installed. Commercial 20 Amp, 30 Amp, and 50 Amp outlets are installed in the garage, fed by solar, battery and/or grid. The production of the solar system presently exceeds the consumption of the home. Excess production is banked in the grid. Solar panel mounts are stainless. Racking is marine grade anodize.

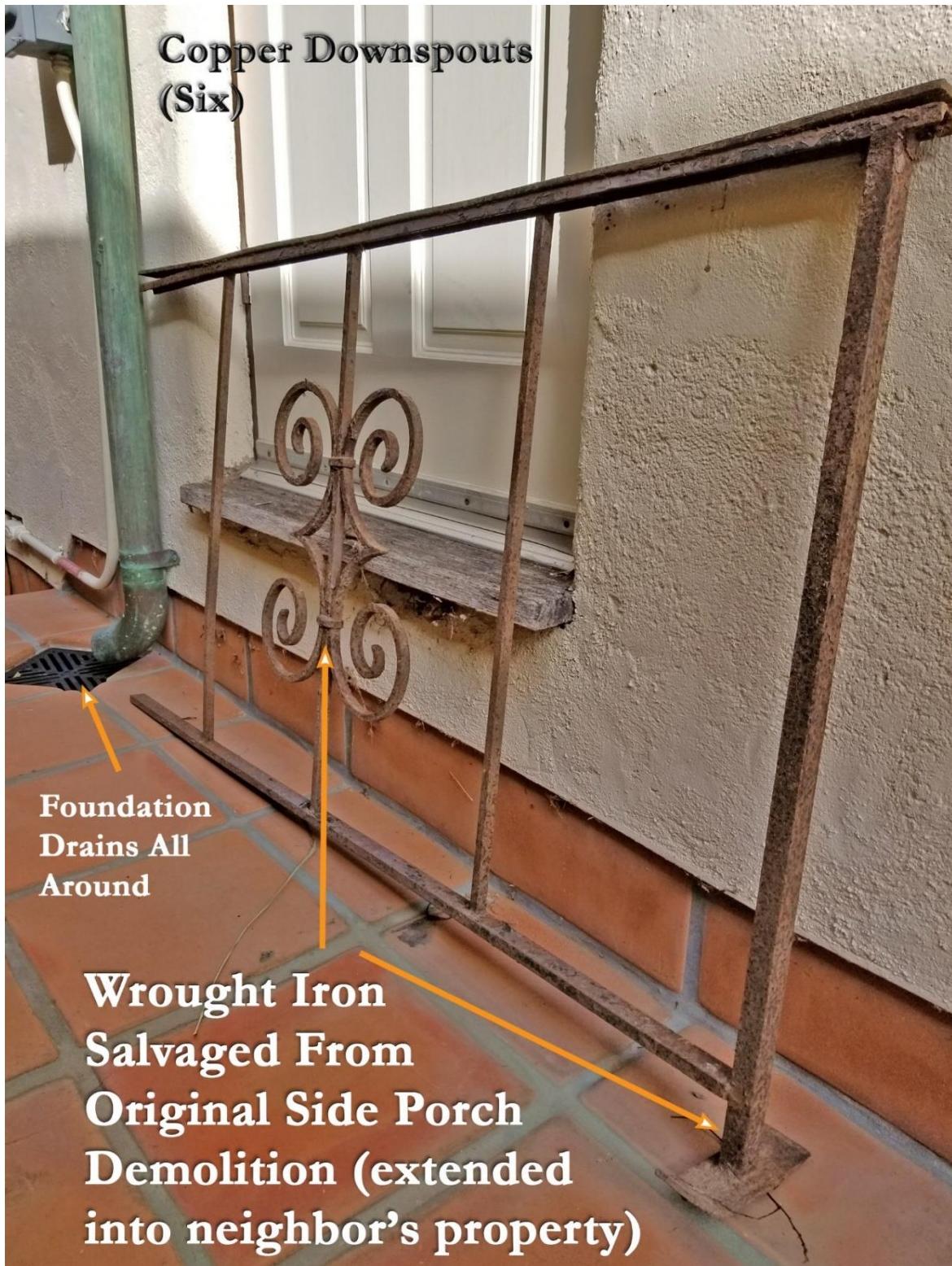
All engineering is for 20-50 year repair/replacement expectancy.



# Electric Vehicle Service Panel

Solar  
And/Or  
Grid-  
Sourced





**Original Roof Tile Removed and Replaced**

Heavy Copper  
Gutters  
All Around

Original  
Balcony  
Intact



### 3. Bibliography

#### Dodd Playa del Rey Residence

ZIMAS, NavigateLA, GISNET3, LA County Assessor, LA County Recorder, LA Building & Safety – Permits, Certs of Occupancy, Deeds, Index Map, Parcel Map, Tract Map, Property Data, Historical Maps and Ledgers.

Library of Congress, UCLA, USC, LMU, UCSB, LA Public Library, ProQuest – Historical Newspaper Collections, Historic Photographs, Aerial Photographs.

-----  
“William J. Dodd Explained” – (Ctl-F, Scroll Down, Also California Section)

[http://everything.explained.today/William\\_J.\\_Dodd/](http://everything.explained.today/William_J._Dodd/)

“William J. Dodd” – (Ctl-F, Scroll Down, Also California Section)

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[http://www.crescentbaycouncil.org/Josepho-History\\_Pre\\_1940.html](http://www.crescentbaycouncil.org/Josepho-History_Pre_1940.html)

Los Tiempos - Chandler Estate - LA Historic-Cultural Monument No. 863 - <http://cityplanning.lacity.org/staffrpt/chc/chc-2006-8700.pdf>

<https://preservation.lacity.org/los-tiempos-chandler-estate-hcm-863-windsor-square>

<http://www.historicplacesla.org/reports/3c2bd408-86e5-4c84-a087-97a1d648abef>

“Los Angeles Herald Examiner Building” LA Historic-Cultural Monument No. 178

[https://en.wikipedia.org/wiki/Los\\_Angeles\\_Herald\\_Examiner](https://en.wikipedia.org/wiki/Los_Angeles_Herald_Examiner)

<https://preservation.lacity.org/los-angeles-herald-examiner-hcm-178-downtown>

“Examiner Building” -

<http://www.bluffton.edu/homepages/facstaff/sullivanm/jmexaminer/jmexaminer.html>

“Dickinson and Gillespie Building” (They built Dodd, William J., Playa del Rey Residence) LA Historic-Cultural Monument No. 955 -

<http://cityplanning.lacity.org/StaffRpt/CHC/2-5-09/CHC-2008-4984.pdf>

<http://www.historicplacesla.org/reports/20277e19-c40d-4029-ad00-7bbcca329db4>

**Dodd, William J., Residence JF-CO-1497; William J. Dodd Residence, ca. 1910, 1448 St. James Court (Old Louisville Historic District), Louisville, KY.** The Dodd House was listed on the National Register of Historic Places in 2010. Nomination document, *William J. Dodd Residence*, NR# 10000530, National Park Service, National Register of Historic Places, [www.nps.gov](http://www.nps.gov), accessed December, 2015.

<http://www.livingplaces.com/people/william-j-dodd.html>

<https://npgallery.nps.gov/NRHP/AssetDetail?assetID=f0413f24-3b1b-4711-9af0-915815a02fe8> (See Slide}

“Southern California Architectural History” – (Ctl-F, Scroll Down, 26 references.)

<https://socalarchhistory.blogspot.com/2012/11/>

“Dodd & Richards”, “Dodd and Richards – Architects (Partnership)” –

- 1) <http://www.onbunkerhill.org/architectsbuilding/>
- 2) <https://www.laconservancy.org/architects/dodd-richards>
- 3) [http://www.onbunkerhill.org/tag/dodd\\_and\\_richards/](http://www.onbunkerhill.org/tag/dodd_and_richards/)
- 4) <http://pcad.lib.washington.edu/firm/656/>
- 5) <https://www.archinform.net/arch/83916.htm>

“The Architecture Of William J. Dodd” - (Ctl-F, Scroll Down)

<https://www.leowEEKLY.com/event/architecture-william-j-dodd/>

<https://louisvilleky.gov/events/architecture-william-dodd>

**“William James Dodd (Architect)” -**

<http://pcad.lib.washington.edu/person/130/>

**My Two Cents Worth on an \$11,250,000 Mansion - (Ctl-F, Scroll Down)**

<https://paradiseleased.wordpress.com/2012/04/25/my-two-cents-worth-on-an-11250000-mansion/>

**Another Chaplin House? It Ain’t Necessarily So! –**

<https://paradiseleased.wordpress.com/2010/11/19/another-chaplin-house-it-aint-necessarily-so/>

**The DeMille House is at 2000 DeMille Drive – (Ctl-F, Scroll Down)**

<http://skyscraperpage.com/forum/showthread.php?t=170279&highlight=greystone+mansion&page=1992>

**Office of Historic Resources web site for SurveyLA: The Los Angeles Historic Resources Survey -**

<https://preservation.lacity.org/survey>

**The Western Association of Architects –**

[https://en.wikipedia.org/wiki/Category:Western\\_Association\\_of\\_Architects](https://en.wikipedia.org/wiki/Category:Western_Association_of_Architects)

**Find A Grave -**

<https://www.findagrave.com/memorial/154404215/william-j-dodd>

## Bibliography

<https://www.findagrave.com/memorial/85380434/ione-dodd>

**LA County Property Tax Portal -**

<http://www.lacountypropertytax.com/portal/contactus/pubinquiry.aspx>

## **6. Dodd Playa del Rey Residence**

**Building Permits  
Major Alterations  
And  
Delgany Renumbering**



Bldg. Form 2

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

**2**

**DEPARTMENT OF BUILDING AND SAFETY**

**Application for the Erection of Frame Buildings  
CLASS "D"**

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entered into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR)  CITY CLERK PLEASE VERIFY	Lot No. 52	Block 34 (Description of Property)	O. K. City Clerk By _____ Deputy _____
	9809		
TAKE TO ROOM No. 5 (MAIN ST. FLOOR)  ENGINEER PLEASE VERIFY	District No. 41A	M. B. Page 14A - R. D. Page (Location of Job)	
	No. 807	Delgany Ave	
(USE INK OR INDELIBLE PENCIL)			

- Purpose of Building Residential Garage Annex to car No. of Rooms \_\_\_\_\_ No. of Families \_\_\_\_\_
- Owner's name W. J. Dodd Phone. \_\_\_\_\_
- Owner's address Loc. 6 Architects Bldg
- Architect's name W. J. Dodd Phone. MU 3222
- Contractor's name W. E. Sudkins Phone. MO 12514
- Contractor's address 2025 N Alexandria Ave
- VALUATION OF PROPOSED WORK Including all Material, Labor, Finishing Equipment and Appliances in Completed Building \$ 8500
- Is there any existing building or permit for a building on lot? No How Used? \_\_\_\_\_
- Size of proposed building 410 x 45 Height to highest point 24-0 feet
- Number of Stories in height 2 Character of ground Sandy loam
- Material of foundation Concrete Size of footings 14x8 Size of wall 8 Depth below ground 12
- Material of chimneys Brick Number of Inlets to flue 1 Interior size of flues 12 x 16
- Material of exterior walls Stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 4  
Ceiling joists 2 x 4 Roof Rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 2 x 10 Specify material of roof Tile 2121D
- Will all provisions of State Housing Act be Complied with? Y = 2
- Will all lathing and plastering Comply with Ordinance? Y = 2
- What Zone is Property in? \_\_\_\_\_

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

**OVER**

(Sign Here) W. E. Dodd  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.  <u>3711</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.  <u>Hastings</u> Plan Examiner	Application checked and found O. K. <u>2/20/30</u> Clerk	Building permit is issued FEB 20 1930 L. A. STATE DEPT. CLERK
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Building Permits, Major Alterations, Delgany Avenue Renumbering  
(8107 to 8207 in the mid-1950s)

All Applications Must be Filled Out by Applicant

Bldg. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS  
and other data must also be filed

**2**

**DEPARTMENT OF BUILDING AND SAFETY**

**Application for the Erection of Frame Buildings  
CLASS "D"**

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entered into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR)  CITY CLERK PLEASE VERIFY	Lot No. 52	Block 34 (Description of Property)	O. K. City Clerk By _____ O. K. City Engineer By _____ By _____
	9809	VENICE DISTRICT	
TAKE TO ROOM No. 5 (MAIN ST. FLOOR)  ENGINEER PLEASE VERIFY	District No. 41 A	M. B. Page 14-A F. B. Page DELGANY	
	No. 807	Location of Job Delgany Ave Street Bet Zilta & Zilta	

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dwelling w/ Garage Annex to 2 car No. of Rooms 1 No. of Families 1 Phone \_\_\_\_\_
- Owner's name W. J. Dadd Phone \_\_\_\_\_
- Owner's address 606 Architects Bldg Phone \_\_\_\_\_
- Architect's name W. J. Dadd Phone MU 3222
- Contractor's name W. E. Sudkins Phone MO 12514
- Contractor's address 2025 N Alexandria Ave
- VALUATION OF PROPOSED WORK [Including all Material, Labor, Finishing Equipment and Appliances in Completed Building] \$ 8500
- Is there any existing building or permit for a building on lot? No How Used? \_\_\_\_\_
- Size of proposed building 410 x 45 Height to highest point 24-0 feet
- Number of Stories in height 2 Character of ground Sandy loam
- Material of foundation Concrete Size of footings 14x8 Size of wall 8 Depth below ground 12
- Material of chimneys Brick Number of Inlets to flue 1 Interior size of flues 12 x 16
- Material of exterior walls Stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs 2 x 4 Ceiling joists 2 x 4 Roof Rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 2 x 10 Specify material of roof Tile 212 D
- Will all provisions of State Housing Act be Complied with? Y = 2
- Will all lathing and plastering Comply with Ordinance? Y = 2
- What Zone is Property in? A

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign Here) *W. E. Sudkins*  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 3711	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Hastings, Plan Examiner	Application checked and found O. K. 2/20/30 2/20/30 2/20/30 Clerk	Stamp: Permit is issued for the above described work FEB 20 1930 L.A. STATE DRAFTS 1875
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Building Permits, Major Alterations, Delgany Avenue Renumbering  
(8107 to 8207 in the mid-1950s)

APPLICATION FOR INSPECTION			CITY OF LOS ANGELES	DEPT. OF BUILDING AND SAFETY	OF GRADING AND FOR GRADING CERTIFICATE	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.						
1. LEGAL DESCRI.	LOT 52	BLK. 34	TRACT 9809	COUNTY REF. NO. 145-91	DIST. MAP 96-153	CEASUS TRACT 1766-01
2. PURPOSE OF GRADING	(2) RETAINING WALLS & FOUNDATIONS				ZONE RI-1	
3. JOB ADDRESS	8207 DELGANY AV				FIRE DIST. COUN. DIST. 6	
4. BETWEEN CROSSES STREET	BULLION VISTA DR		AND 83RD ST		LOT (TYPE) INT	
5. OWNER'S NAME	TOM MATHON			PHONE 390-8611	LOT SIZE 50 X 120'	
6. OWNER'S ADDRESS	8207 DELGANY AV		CITY LA ZIP 90293		ALLEY	
7. PLANS BY CIVIL ENGR.	BUS. LIC. NO. ACTIVE STATE LIC. NO.		PHONE		BLDG. LINE	
8. CIVIL ENGR. ADDRESS	CITY		ZIP		AFFIDAVITS ZI1312	
9. ENGR. GEOLOGIST	BUS. LIC. NO. ACTIVE STATE LIC. NO./CERT. NO.		PHONE		AHA	
10. SOIL ENGR.—TESTING AGENCY	BUS. LIC. NO. ACTIVE STATE LIC. NO.		PHONE		4' REAR PUE	
11. CONTRACTOR	BUS. LIC. NO. ACTIVE STATE LIC. NO.		PHONE 322-0338			
12. CONTRACTOR'S ADDRESS	CITY		ZIP			
13. JOB ADDRESS	8207 DELGANY AV			STREET GUIDE		
14. NUMBER OF CUBIC YARDS	CUT 90	FILL 90		DIST. OFF. WIA NO	P.C. REQ'D. NO	
15. MAXIMUM SLOPE	RETAINING WALL REQUIRED	CUT 1:2 YES NO	BOARD FILE NO.	GRADING YES	SEISMIC FLOOD	
FILL DENSITY TESTS & CERTIFICATION						
X 90% REQUIRED □ NOT REQUIRED					IMPORT/EXPORT REQ. FILE WITH	
CALIF. ENVIRONMENTAL QUALITY ACT REQUIREMENTS				YARDAGE APPROVED	ZONES BY BC	
EXEMPT COMPLETED				PLANS CHECKED G. U. J. Y. E.	TYPED 8/3/92	
BOND	AMOUNT			APPLICATION APPROVED	INSPECTOR	
<input type="checkbox"/> CASH	DATE PAID			APRIL 26/92		
<input type="checkbox"/> SURETY	CA			199411	08-B-100 (R 8/89)	
P.C. 66.75	G.P.L. - NP	G.P.L. INSPECTOR				
S.P.C. —	I.R. —					
G.P. 95.00	0.55	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration or extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 2212 & 2213 LAMC.				
ISSUING OFFICE WLA	S.O.S.					
P.C. NO. DD1392	—					
Unless a shorter period of time has been established by an official action, plan check approval will be issued after the fee is paid and no longer expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.						
CASHIER'S NAME ONLY						
16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.						
Date 8/3/92 Lic. Class B. C. No. 369312 Contractor <i>[Signature]</i>						
OWNER-BUILDER DECLARATION <i>[Signature]</i>						
17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or raze any structure, shall not require a license for the contractor to be issued by the city or county, provided that the contractor complies with the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basic requirements of the city or county do not exceed those required by the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code). An exemption from the Contractor's License Law does not apply to any applicant for a license who is not exempt from the requirements of the Contractor's License Law (Sec. 7031.5).						
□ I am exempt from the performance of the project because the work will be performed as the owner's compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that the work is done for the owner's compensation. If the work is done for the owner's compensation, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).						
□ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).						
□ I am exempt under Sec. _____, B. & P. C. for this reason.						
Date _____ Owner's Signature						
WORKERS' COMPENSATION DECLARATION						
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. 0530656-91 Insurance Company STATE FUND 12-11-92 D						
Policy No. 0530656-91 Insurance Company STATE FUND 12-11-92 D						
□ Certified copy is hereby furnished.						
□ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.						
Date 8/3/92 Applicant's Signature						
Applicant's Mailing Address						
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE						
19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.						
Date _____ Applicant's Signature						
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.						
CONSTRUCTION LENDING AGENCY						
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (See Sec. 91.0202 LAMC)						
Lender's Name _____ Lender's Address _____						
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to the work to be constructed, and hereby authorize representatives of this city to enter upon the premises mentioned in this application for inspection.						
I certify that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance of the work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)						
Signed _____ (Owner or agent having property owner's consent)						
Position _____ Date _____						
22. I certify that all the land included in the Tentative Tract Map is under my ownership or land on which oil/gas rights have been granted.						
Signed _____ (Owner or agent having property owner's consent)						
Position _____ Date _____						

Address of Building      8207 Delgany Ave.



**CITY OF LOS ANGELES  
CERTIFICATE OF OCCUPANCY**

**NOTE:** Any change of use or occupancy must be approved by the Department of Building and Safety.  
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, (Zoning Code), Ch. 9, Arts. 1, (Building Code)—for following occupancies:

Issued      11-20-69      Permit No. and Year      WLA 74746/68

Add 11' x 42' living area to existing two story, type V, one family dwelling and attached garage, R-1 occupancy.

Owner  
Owner's  
Address

Barry Guilloway  
8207 Delgany Ave.  
Playa del Rey, Calif.

B&S Form B-95a—4M Sheet Sets—11-68 (C-10)

By A.R.MENDENHALL: cm

Building Permits, Major Alterations, Delgany Avenue Renumbering  
(8107 to 8207 in the mid-1950s)

APPLICATION TO ALTER, REPAIR, DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY										
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.										
1. LEGAL DESC.	LOT	BLK	TRACT	CENSUS TRACT						
	52	34	9809	2766						
2. PRESENT USE OF BUILDING	DWELLING			NEW USE OF BUILDING	DIST. MAP					
	DWELLING			SAME	7194					
3. JOB ADDRESS	ZONE									
8207 Delgany Avenue	R-1-1									
4. BETWEEN CROSS STREETS	FIRE DIST.									
Bellwood Vista Dr. AND Zitola Terrace	/									
5. OWNER'S NAME	LOT (TYPE)									
Barry Galloway	Inside									
6. OWNER'S ADDRESS	LOT SIZE									
8207 Delgany Avenue	50 x 120									
7. ARCHITECT OR DESIGNER	STATE LICENSE No. PHONE									
EDWARD F. ESCALLE - 7710	/									
8. ENGINEER	ALLEY									
Kinn Albertson	/									
9. CONTRACTOR	BLDG. LINE									
224135	/									
10. LENDER	AFFIDAVITS									
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE							
441x42	2	20	DWELL EAST GALL							
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	DISTRICT OFFICE						
	STUCCO	COMP	WOOD	WLA						
13. JOB ADDRESS	CRIT. SOIL									
8207 Delgany Avenue	/									
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	HIGHWAY DED.									
\$ 8000	COMBINED INSPECTION									
15. NEW WORK: (Describe)	FLOOD									
ADD Master Bedroom	/									
PATH UPSTAIRS OVER EXISTI	CONS.									
DWELL EAST GALL	/									
42x12	ZONED BY									
TYPE	GROUP	SPRINKLERS	VALUATION APPROVED	Martz						
R-1	REQ'D	SPECIFIED	Strong							
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED							
42x12	N/C	N/C	Strong							
DWELL UNITS	GUEST ROOMS	PARKING SPACES	PLANS APPROVED	FILE WITH						
N/C	N/C	N/C	Strong							
P.C. NO.	CONT. INSPI.		APPLICATION APPROVED	INSPECTOR						
AA4335			Strong	B						
P.C.	S.P.C.	G.H.	I.F.	O.S.	C/O	TYPIST				
24.31			374			c1				
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.										
OCT-23-68 23632 A - 6 CK 24.31										
OCT-30-68 24149 A - 2 ee CK 37.40										
CASHIER'S USE ONLY										
STATEMENT OF RESPONSIBILITY										
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.										
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)										
Signed <u>Barry Galloway</u> Bureau of Engineering		(Owner or Agent)		Name		Date				
		ADDRESS APPROVED								
		SEWERS AVAILABLE								
		NOT AVAILABLE								
		DRIVEWAY APPROVED								
		HIGHWAY DEDICATION REQUIRED								
		COMPLETED								
		FLOOD CLEARANCE APPROVED								
Conservation		APPROVED FOR ISSUE								
		FILE #								
Plumbing		PRIVATE SEWAGE DISPOSAL								
		SYSTEM APPROVED								
Planning		APPROVED UNDER								
		CASE #								
Fire		APPROVED (TITLE 19)								
		(L.A.M.C.-5700)								
Traffic		APPROVED FOR								

Building Permits, Major Alterations, Delgany Avenue Renumbering  
(8107 to 8207 in the mid-1950s)

APPLICATION		CITY OF LOS ANGELES		DEPT. OF BUILDING AND SAFETY		TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
3 FOR INSPECTION		7 0 0 6 3 402.84 3		CITY CLERK REF. NO. 145		DIST. MAP 96-153 CENSUS TRACT 2766.01	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.							
1. LEGAL DESC'R.	LOT 52	BLOCK 34	TRACT 9809	NEW USE OF BUILDING SAME	SUITE/UNIT NO.	ZONE R00002 P1-1	FIRE DIST. COUN.DIST. 6
2. PRESENT USE OF BUILDING (O) STD					LOT TYPE INT		
3. JOB ADDRESS 8207 DELGANY AVE.	BETWEEN CROSS STREETS BILLW VISTA DR. AND 83RD ST.		PHONE 370-8661		LOT SIZE 50 X 120		
4. OWNER'S NAME ( ) TENANT ( ) BUILDING	5. OWNER'S INFORMATION		6. OWNER'S ADDRESS CITY 9207 DELGANY AVE. LA ZIP 90293		7. ENGINEER SAME AS ARCHITECT	8. ARCHITECT OR DESIGNER OSCAR J. ROBYSON C016262 322-0338	
9. OWNER'S ADDRESS 120 W. GRAND	10. CONTRACTOR		11. NEW USE OF EXISTING BLDG. 40' LENGTH 40' 2' STORIES 32' HEIGHT OF EXISTING BUILDINGS ON LOT AND USE WIDTH 40' LENGTH 40' 2' STORIES 32' HEIGHT		12. FRAMING MATERIAL OF EXISTING BLDG. STUCCO /wo COMP	13. JOB ADDRESS 8207 DELGANY AVE.	
14. VALIDATION TO INCLUDE ALL FIXED EQUIPMENT, EXISTING PLATE AND USE PROPOSED BUILDING	15. NEW WORK		\$ 30,000 42,000		16. REAR PUE	DIST. OFF. W/A NO B	P.C. REQ'D. GRAVING SEISMIC VESI HWY.DED. FLOOD FILE WITH
ADD RAMPUS RM. WITH DECKS ABOVE		17. SET BACK	18. SIZE OF ADDITION	19. STORIES	20. HEIGHT	21. BUILDING ZONING	22. PLANS CHECKED G. VILLE
SAME		SET BACK 3'				ZONING	APPLICATION APPROVED M. 26/7/92
TYPE IN OCC GROUP R-3	MAX. OCC. —	DWELL UNITS —	BUILDING AREA 445	ZONING AREA —	23. PARKING PROVIDED	24. INSPECTION ACTIVITY	25. GEN. MAJ. S. EO.
26. ROOMS —	REQ'D. —	27. C.O. —	28. ENERGY —	29. DAS —	30. CASHIER'S USE ONLY	31. BLDG. PLAN CHEC 218.32	32. GRADING PRE IN 50.00
33. PC NO. 001392	C.O. YES	34. ISS. OFF. W/LA	35. PC NO. 001392	36. S.O.S. SPRINKLERS REQ'D. SPEC. —	37. S.O.S. —	38. ONE STOP SURCH 7.44	39. ONE STOP SURCH 22.38
Use of time period established by an official action, plan check, approved expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.							
NEW AFFIDAVITS							
PLAN CHECK EXTENDED TO 8/3/92 PER ADMINISTRATIVE APPROVAL DATE							
BY D.A.D. PLANS CHECKED HOUSING MITIGATION FEE ORDINANCE							
ASBESTOS NOTIFICATION <input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT							
Check Box: <input type="checkbox"/> Notification letter sent to AQMD or EPA. <input type="checkbox"/> I certify that notification of asbestos removal is not applicable to address property.							
Signature <i>[Signature]</i> Date <i>8/3/92</i>							
DECLARATIONS AND CERTIFICATIONS							
LICENSED CONTRACTORS DECLARATION							
16. I hereby affirm that I am licensed under provisions of Chapter 7000 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.							
Date <i>8/3/92</i> Lc. Class <i>B</i> Lc. Number <i>363370</i> Contractor <i>[Signature]</i> (Signature)							
OWNER-BUILDER DECLARATION							
17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5—Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, and prior to its issuance, requires a fee for such permit to file a signed statement that it is needed pursuant to the provisions of the Contractor's License Law (Chapter 3 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any owner-builder will subject him/her to a fine of up to \$500.00 (Sec. 7031.5(B)(1) Business and Professions Code).							
□ I, as owner of the property, or my employees with wages as their sole compensation, will do the work on the structure is not intended or offered for sale (Sec. 7644, Business and Professions Code: The Contractor's License Law does not apply to an owner who performs his own work or through his employees, provided that such improvements are not intended or offered for sale). It, however, the building or project is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.							
□ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon for his personal benefit or for such projects as are contracted for him/her pursuant to the Contractor's License Law).							
□ I am exempt under Sec. _____ B. & P. C. for this reason.							
DRAFTS <i>[Signature]</i> Owner's Signature							
WORKERS' COMPENSATION DECLARATION							
18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certificate of insurance from a carrier (C.I.). Policy No. <i>05300569-1</i> Insurance Company <i>STATE FUND</i> 12-11-92 (D) Certified copy is filed with the Los Angeles City Dept. of Blvd. & Safety. Date <i>8/3/92</i> Applicant's Signature <i>[Signature]</i> Applicant's Mailing Address <i>120 W. GRAND AVE. FL. SEC. 90293</i>							
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE							
19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner and to become subject to the Workers' Compensation Laws of California.							
Date <i>8/3/92</i> Applicant's Signature <i>[Signature]</i>							
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.							
CONSTRUCTION LENDING AGENCY							
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.) Lender's Name _____ Lender's Address _____							
I LENDER'S NAME _____ I LENDER'S ADDRESS _____							
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon my property for inspection.							
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any department, officer, employee thereof make any representation or shall be responsible for the performance or results of any work described herein or the condition of the property or location upon which such work is performed. (See Sec. 91.022 LAMC)							
CONTRACTOR <i>[Signature]</i> Position <i>8/3/92</i>							
Signed <i>[Signature]</i> (Owner or agent having property owner's consent)							

Building Permits, Major Alterations, Delgany Avenue Renumbering  
(8107 to 8207 in the mid-1950s)

Form B-80-5M-Rev. 1-55

CITY OF LOS ANGELES  
Department of Building and Safety

**REQUEST FOR CHANGE OF ADDRESS**

Date Sept. 13, 1955

To: G. E. MORRIS  
Superintendent of Building

I hereby request the change of address on:

Building Permit Number V 13457 Issued 9-2-55

From 8109 ZITOLA TERRACE

To 8107 DELGANEY AVE.

Change from one street to another street for corner lot.  
 Change because of error on part of some city department.  
 Change because of error on part of applicant (must be approved by Board of Building and Safety Commissioners).

Owner notified  
Owner, Contractor or Authorized Agent

Address 

CITY USE ONLY		
LOT	BLOCK	TRACT
1	34	5809

BUREAU OF ENGINEERING APPROVAL	APPLICATION CHECKED BY: <u>CW</u>
 DATE <u>9-13-55</u>	DATE <u>9-55</u>
APPROVED: <u>W. E. P.</u>	DATE <u>9-15</u>

Building Permits, Major Alterations, Delgany Avenue Renumbering  
(8107 to 8207 in the mid-1950s)

B.R.B. 9-67. PLANIT:		City of Los Angeles		DEPARTMENT OF BUILDING AND SAFETY		G.P.I. FEE	
				GRADING PRE-INSPECTION REPORT		PAID <input checked="" type="checkbox"/> NOT PAID <input type="checkbox"/>	
TRACT 9829		BLK. 74		LOT# 52		15	
PURPOSE <i>REPAIR ADDITION TO BUILD</i>		OWNERS		ADDRESS		COMMENTS:  <i>E207 D/1392</i>	
OWNER TOM McMAHON		SAM'S					
RECORDS IN OUR FILES REVEALED THE FOLLOWING:							
Approved Graded Lot: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Bearing Value: TD CEDAR		Footing Reinforcement Required: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Remarks: <i>PLANS</i>					
Footing Setback from Face of Slope _____		Special Geological or Engineering Requirements: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> See Requirements Below					
Butress Fill: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Fill over 100 ft. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>							
<b>INSPECTORS REPORT OF FIELD CONDITIONS:</b>							
Slope of Surface - Cut _____ Height _____ Fill _____ Height _____ Nat. _____		Slope of Surface - Cut _____ Height _____ Fill _____ Height _____ Nat. 8' Height 12'					
Natural Soil Classification per Table 29B <i>SAND</i>							
Sewer Available Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Bedding Planes - Dip _____ Strike _____ Slide Area Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Expansive Soil Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Drainage Area Above Lot Ft. Horiz. _____					
Located in Draining Channel Serving _____ Acres _____ Site Above <input type="checkbox"/> Below <input checked="" type="checkbox"/> Street							
Condition of Street for Drainage Purposes <i>PAVED</i> Roof Gutters Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>							
Recommended Termination of Drainage <i>TO STREET VIA NON-EXPLOSIVE DEVICE</i>							
Driveway Grade _____ % Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Max. Rough Grade Allowed _____							
Ground Cover _____							
<b>REQUIREMENTS:</b>							
(1) A Grading Permit is required. <i>EXCAVATION (BASEMENT) &amp; BACKFILL</i>							
(2) All footings shall be founded into natural undisturbed soil as per Code.							
3 <input type="checkbox"/> Expansive soils, comply with provisions of Section 91.2906(d).							
(4) In the event excavations reveal unfavorable conditions the services of a soils engineer and/or geologist may be required.							
5 <input type="checkbox"/> Geological and/or soils reports are required. Submit _____ copies, with appropriate fees, to the Grading Division for review. Owner notified by postcard on _____ Reports submitted with plans - Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>							
6 <input type="checkbox"/> Incorporate all recommendations of the approved geological and/or soils reports and Department letters dated _____ into the plans.							
7 <input type="checkbox"/> Provide a complete grading plan showing existing and proposed contours, tops and toes of slopes, retaining walls, drainage devices and other protective devices. Plans shall include off site walls and structures around the perimeter of the project.							
8 <input type="checkbox"/> M.G.D. No. 63 applies, site is subject to mudflow.							
9 <input type="checkbox"/> Buildings shall be located clear of toe of all slopes which exceed a slope of 2:1 as per Section 91.2907(j)2.							
10 <input type="checkbox"/> Footing shall be setback from the descending slope surface as per Section 91.2907(j)3.							
11 <input type="checkbox"/> Department approval is required for construction of _____ over a slope steeper than 2:1.							
12 <input type="checkbox"/> Existing nonconforming slopes shall be cut back to 2:1 or retained.							
13 <input type="checkbox"/> All cut or fill slopes shall be no steeper than 2:1 (26°).							
14 <input type="checkbox"/> Provide complete details of engineered temporary shoring or slot cutting procedures on plans, call for inspection before excavation begins. <i>SLOT CUT REQUIREMENT NEXT TO EXISTING FOOTING</i> .							
15 <input checked="" type="checkbox"/> All concentrated drainage including roof water shall be conducted to the street in an approved device at 2% minimum.							
16 <input type="checkbox"/> All wood decking to be spaced $\frac{1}{2}$ " apart.							
17 <input type="checkbox"/> Department approval is required for the use of a private sewage disposal system and shall conform to M.G.D. No. 54 (Revised).							
18 <input checked="" type="checkbox"/> Department approval is required for the use of a yard sump pump and/or drainage dispersal system.							
19 <input checked="" type="checkbox"/> All fill or backfill shall be compacted to a minimum of 90% relative compaction as determined by A.S.T.M. method D-1557. Sub-drains shall be provided where required by code.							
(20) Specify on plans: The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before any fill is placed. Fill may not be placed without approval of the grading inspector.							
21 <input type="checkbox"/> Grading general requirements (Form B-164) shall be attached to and made part of the plans.							
22 <input type="checkbox"/> Stake and flag property lines in accordance with a licensed survey map.							
23 <input type="checkbox"/> Approval required by the Department _____							
24 <input type="checkbox"/> Resubmit plans to the grading inspector (shown below) after the above corrections have been made and before issuing permit. Inspectors are available between 7:30 a.m. and 9:00 a.m. weekdays.							
(25) <i>TEMPORARY EXCAVATION SHALL COMPLY WITH CAL/OSHA REQUIREMENTS.</i> - SEE OVER -							
Inspector	M. IWASAKI		Date	7-2-72	Branch	WLA	

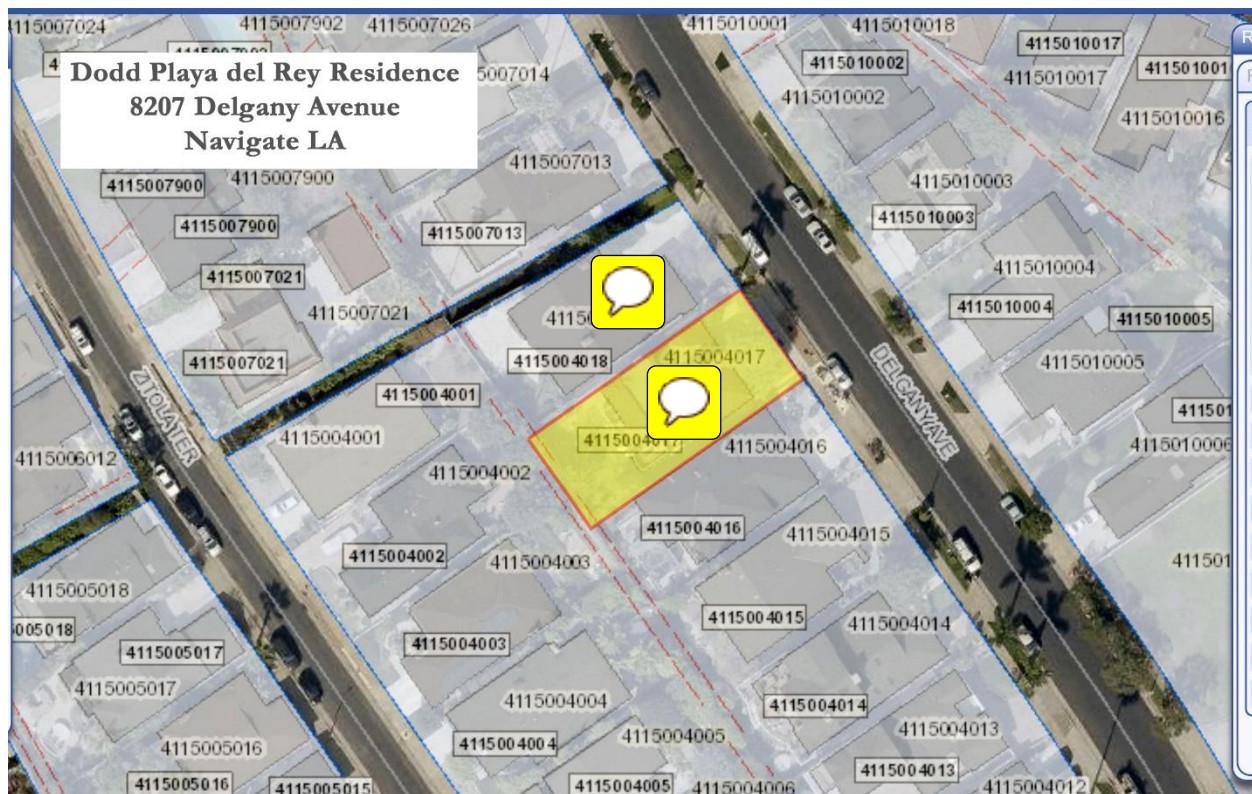
## Building Permits, Major Alterations, Delgany Avenue Renumbering (8107 to 8207 in the mid-1950s)

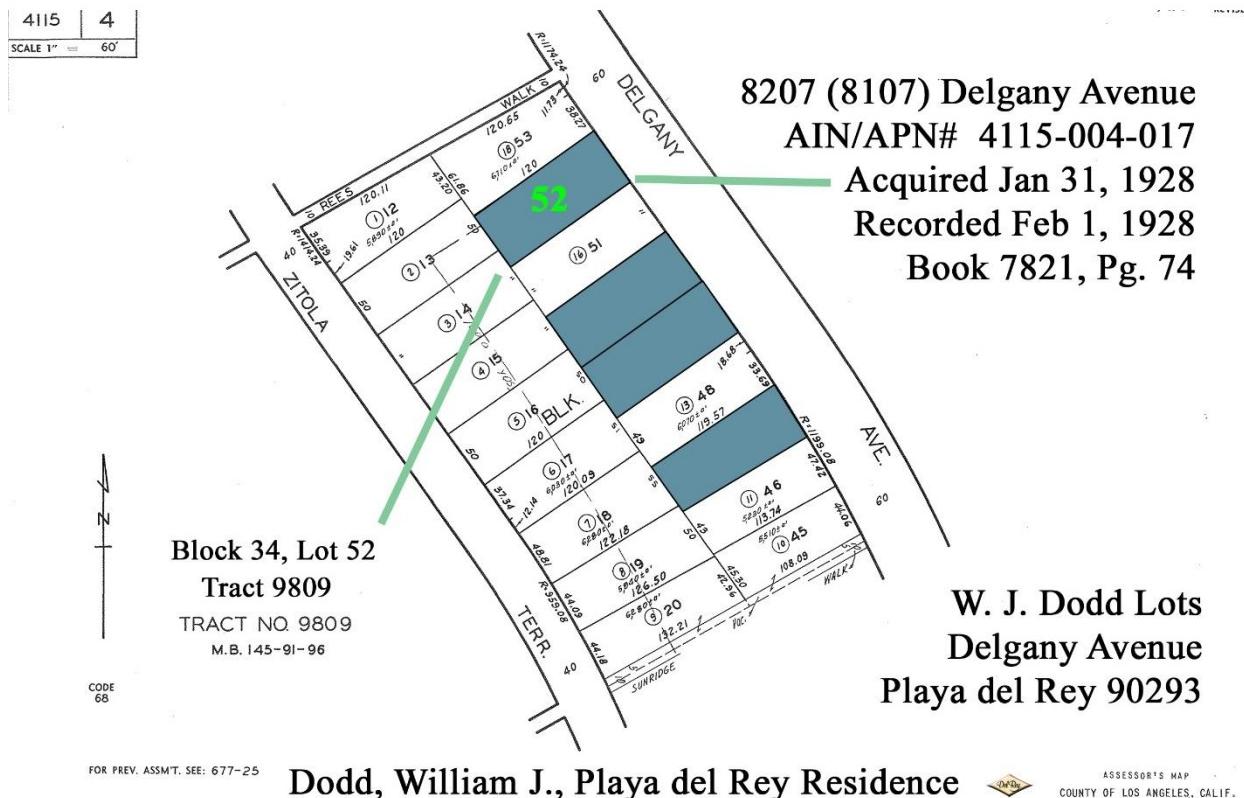
City of Los Angeles - Department of Building and Safety		READY	FILE NO.
<input checked="" type="checkbox"/> REQUEST FOR MODIFICATION OF BUILDING ORDINANCES (98.0403 L.A.M.C.)		DISTRIBUTION	
<input type="checkbox"/> REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION (17951d H. & S.C.)		<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Petitioner <input type="checkbox"/> Fire <input type="checkbox"/> Health	<input checked="" type="checkbox"/> W.H. <input checked="" type="checkbox"/> Pl.C. <input checked="" type="checkbox"/> Insp.
<input type="checkbox"/> REQUEST FOR HARSHSHIP EXEMPTION OR EQUIVALENT FACILITATION (19957 H. & S.C.)		<input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Sanitary <input type="checkbox"/> Structural <input type="checkbox"/> Other	
For above requests, complete sections 1, 2, & 3 in duplicate by printing in ink or typing.			
JOB ADDRESS	8207 DELGANY AVE	LOT(S) TRACT	52 1809
Owner	TRM. MCMILLION	District Office	511 N. A...
Address	8207 DELGANY AVE. LOS ANGELES	Plan Ck No.	00 1372
Zip	90245	Zone	R.1.
1 Daytime Phone (310)	322-0338	Permit No.	920103438
Petitioner	OSCAR J. ROBISON	Job Order No.	
Address	220 W. GRAND AVE. EL SEGUNDO	Bureau/Division	B.I.G. / B.I.S.
Daytime Phone (310)	322-0338	Use of Bldg.	S.F.O.
2 REQUEST:	Submit plans if necessary to illustrate request. Additional sheets or data may be attached.		
<p><i>Modifying - SIDEYARDS off 4' 0" in view of 5 ft side yards per code</i></p>			
Dept. Comment	Code Sections: L.A.M.C. — 12.08C.2		
3 JUSTIFICATION/FINDINGS OF EQUIVALENCE:	Title 24		
<p><i>To build in line with existing sideyards addition area is 15' 3" x 42' IRR.</i></p>			
Petitioner's Signature	Position	Architect	Reviewed (By) <i>H. L. Lumpkin</i> Date 9/23/92
DEPARTMENT ACTION: In accordance with <input type="checkbox"/> Sect. 98.0403 L.A.M.C. <input type="checkbox"/> Sect. 17951d H. & S.C. <input type="checkbox"/> Sect. 19957 H. & S.C.			
The Request is <input checked="" type="checkbox"/> Granted (See attached letter). <input type="checkbox"/> Denied (See reverse for appeal information.)			
<input type="checkbox"/> Written concurrence from the (Fire) (Transportation) (Health) ( ) Dept. is required. <input checked="" type="checkbox"/> Request (IS) (IS NOT) in conformity with the spirit and purpose of Code Section involved. <i>Horace Lumpkin</i> <input type="checkbox"/> Condition (DOES) (DOES NOT) provide (EQUIVALENCY) (EQUIVALENT FACILITATION)			
Conditions Of Approval: (Reasons For Appeal in Case of Denial)		09/23/92 10:49:05AM WL01 T-1645 C: 11 BOARD APPLIC F 22.00 TOTAL 22.00 CASH 22.00 (Cashier Use Only)	
<i>See approval letter from adjacent neighbors.</i>		No. of Items <i>1</i> Fee due <i>\$1.22</i> Fee verified <i>H. L. Lumpkin</i>	
APPEAL OF DEPARTMENT ACTION TO BOARD OF BUILDING AND SAFETY COMMISSIONERS/HANDICAPPED ACCESS APPEALS COMMISSION			
(Signature, statement of reasons for appeal and filing fees are required.)			
Signature of Owner or Applicant submitting notarized declaration (B & B COMM-622) — Ed. Rev. No. 823			
X	Position	Date	
Print Name			

# 9. Dodd Playa del Rey Residence

**ZIMAS**  
**NavigateLA**  
**Cadastrals**  
**Property Reports**  
**Westchester/Playa Reports**  
**And Plan**

The screenshot shows the ZIMAS software interface. The top navigation bar includes links to the UCLA Library, California Digital Library, Learn About California Estate, Search results for 2018 in the ZIMAS database, and a Help section. The main search bar contains the URL zimas.lib.utk.org. The left sidebar features a 'Search' section with a dropdown for 'Address/Legal' containing the address '8207 S DELGANY AVE'. Below this are several expandable sections: 'Jurisdictional', 'Planning and Zoning', 'Assessor', 'Case Numbers', 'Citywide/Code Amendment Cases', 'Additional', 'Seismic Hazards', 'Economic Development Areas', 'Housing', and 'Public Safety'. The central area displays a detailed map of a residential neighborhood with property boundaries outlined in orange and yellow. Labeled streets include DELGANY AVE, BILLONVISTA DR, CALABAR AVE, TUSCANY AVE, 83RD ST, REES ST, PERSHING DR, FOWLING ST, and EARDOM AV. A blue rectangular box highlights a specific property on DELGANY AVE. A toolbar at the top of the map provides various map-related functions. The bottom of the map includes a copyright notice for Thomas Brothers Maps, Inc., a 'Generalized Zoning' label, and a scale bar indicating '0.04 Miles' and '200 Feet'.

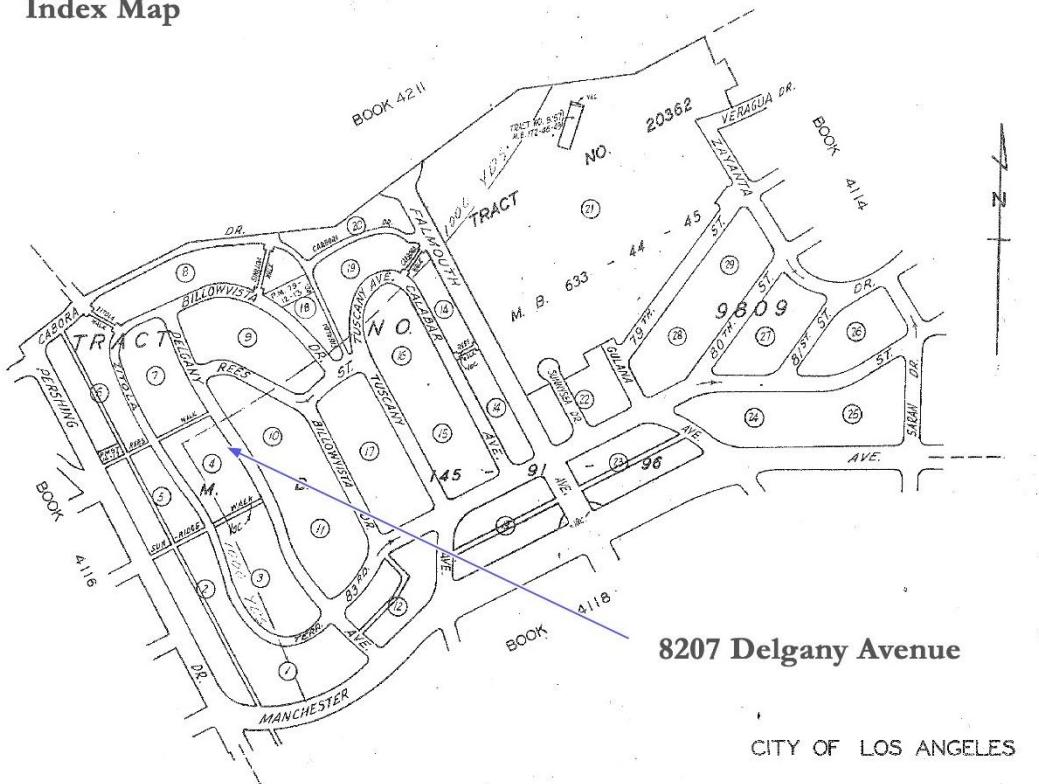






**Dodd Playa del Rey Residence  
LA County Assessor  
Index Map**

**INDEX - 4115**







**City of Los Angeles  
Department of City Planning**

5/29/2018

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

8207 S DELGANY AVE

**ZIP CODES**

90293

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2017-4365-ZC

CPC-2014-1456-SP

CPC-2005-8252-CA

CPC-1984-226-SP

ORD-168999

ORD-129279

ENV-2017-4366-CE

ENV-2014-1458-EIR-SE-CE

ENV-2005-8253-ND

**Address/Legal Information**

PIN Number 096B153 523

Lot/Parcel Area (Calculated) 6,000.4 (sq ft)

Thomas Brothers Grid PAGE 702 - GRID B3

Assessor Parcel No. (APN) 4115004017

Tract TR 9809

Map Reference M B 145-91/96

Block 34

Lot 52

Arb (Lot Cut Reference) None

Map Sheet 096B153

**Jurisdictional Information**

Community Plan Area Westchester - Playa del Rey

Area Planning Commission West Los Angeles

Neighborhood Council Westchester/Playa del Rey

Council District CD 11 - Mike Bonin

Census Tract # 2766.01

LADBS District Office West Los Angeles

**Planning and Zoning Information**

Special Notes None

Zoning R1-1

Zoning Information (ZI) ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations

General Plan Land Use Low Residential

General Plan Note(s) Yes

Hillside Area (Zoning Code) No

Specific Plan Area Los Angeles Coastal Transportation Corridor

Subarea None

Special Land Use / Zoning None

Design Review Board No

Historic Preservation Review No

Historic Preservation Overlay Zone None

Other Historic Designations None

Other Historic Survey Information None

Mills Act Contract None

CDO: Community Design Overlay None

CPIO: Community Plan Imp. Overlay None

Subarea None

CUGU: Clean Up-Green Up None

NSO: Neighborhood Stabilization Overlay No

POD: Pedestrian Oriented Districts None

SN: Sign District No

Streetscape No

Adaptive Reuse Incentive Area None

Affordable Housing Linkage Fee High

Residential Market Area High

Non-Residential Market Area High

Transit Oriented Communities (TOC) Not Eligible

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

**Assessor Information**

Assessor Parcel No. (APN)	4115004017
APN Area (Co. Public Works)*	0.138 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$516,275
Assessed Improvement Val.	\$488,738
Last Owner Change	04/11/1991
Last Sale Amount	\$9
Tax Rate Area	68
Deed Ref No. (City Clerk)	515509
	4-655
	224254
	2-929
	1284103
	0-355

**Building 1**

Year Built	1930
Building Class	D8B
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	3,367.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

**Additional Information**

Airport Hazard	150' Height Limit Above Elevation 126
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

**Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	8.087868
Nearest Fault (Name)	Palos Verdes Fault Zone
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	3.0000000
Slip Geometry	Right Lateral - Strike Slip

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Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.30000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	No
State Enterprise Zone	No
Targeted Neighborhood Initiative	No
<b>Housing</b>	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcida.lacity.org">http://hcida.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1473
Fire Information	
Bureau	West
Batallion	4
District / Fire Station	67
Red Flag Restricted Parking	No

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## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2017-4365-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT PER ZONE CODE SECTION 13.14
Case Number:	CPC-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-1984-226-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2017-4366-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT PER ZONE CODE SECTION 13.14
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

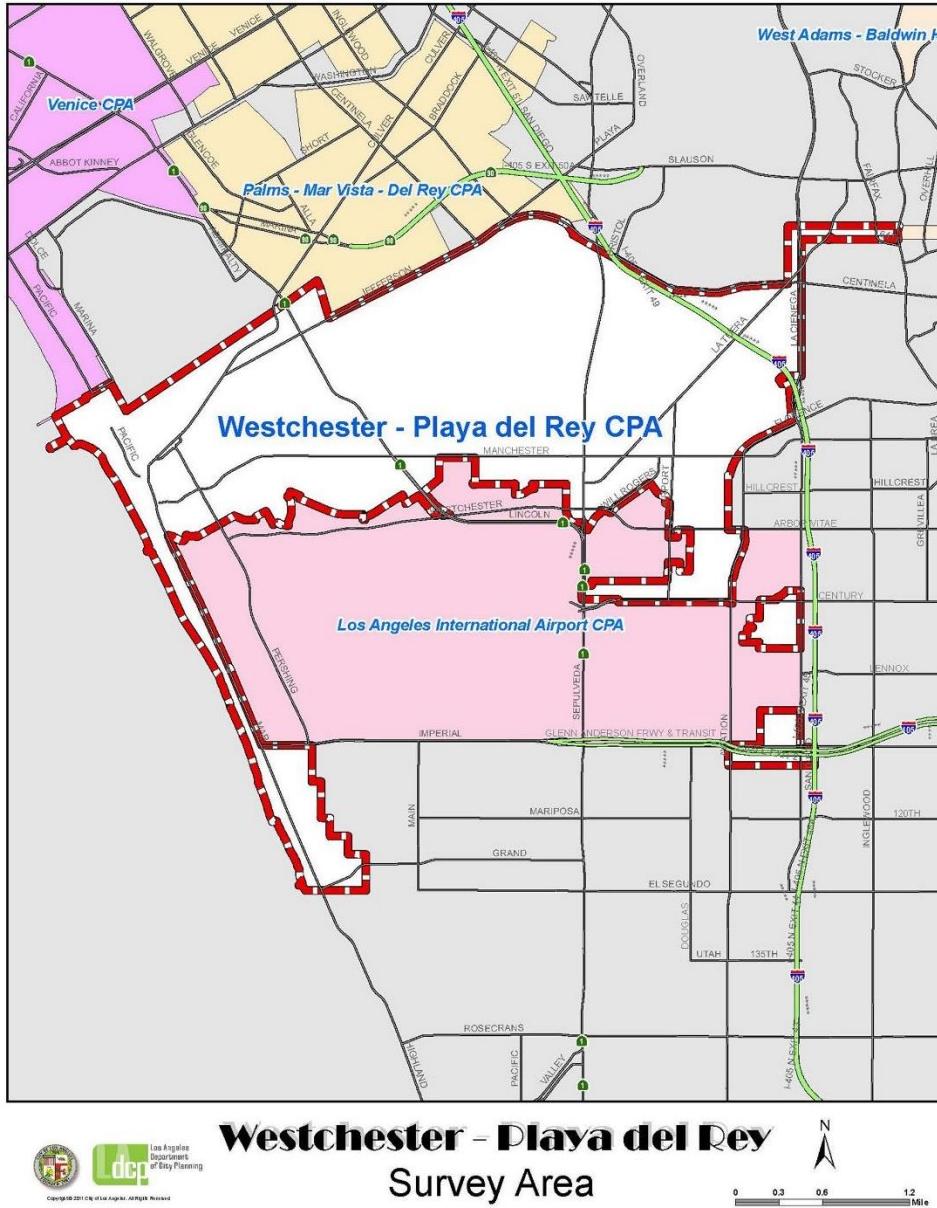
## DATA NOT AVAILABLE

ORD-168999

ORD-129279

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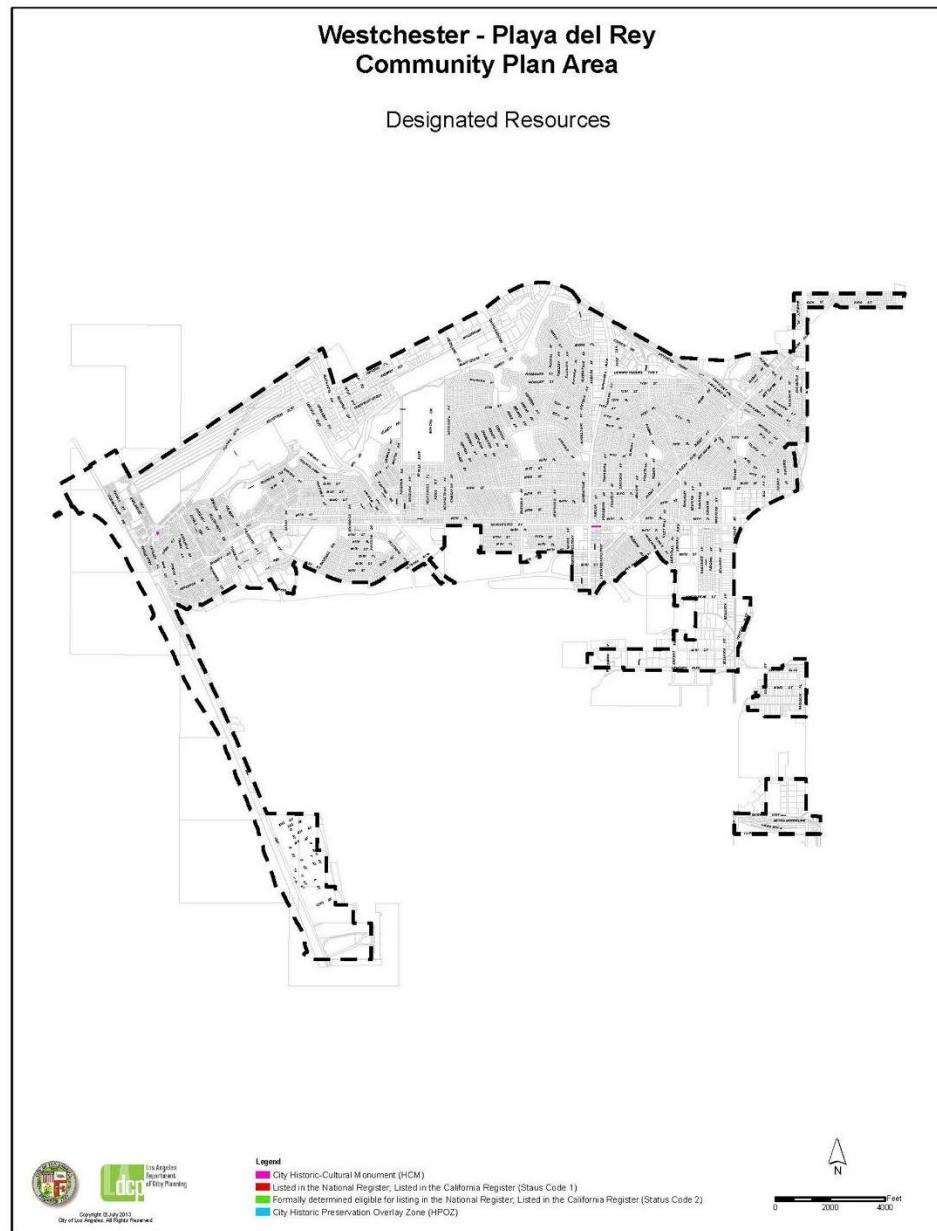
**Survey Area Map**



**SurveyLA**

Westchester-Playa del Rey Community Plan Area

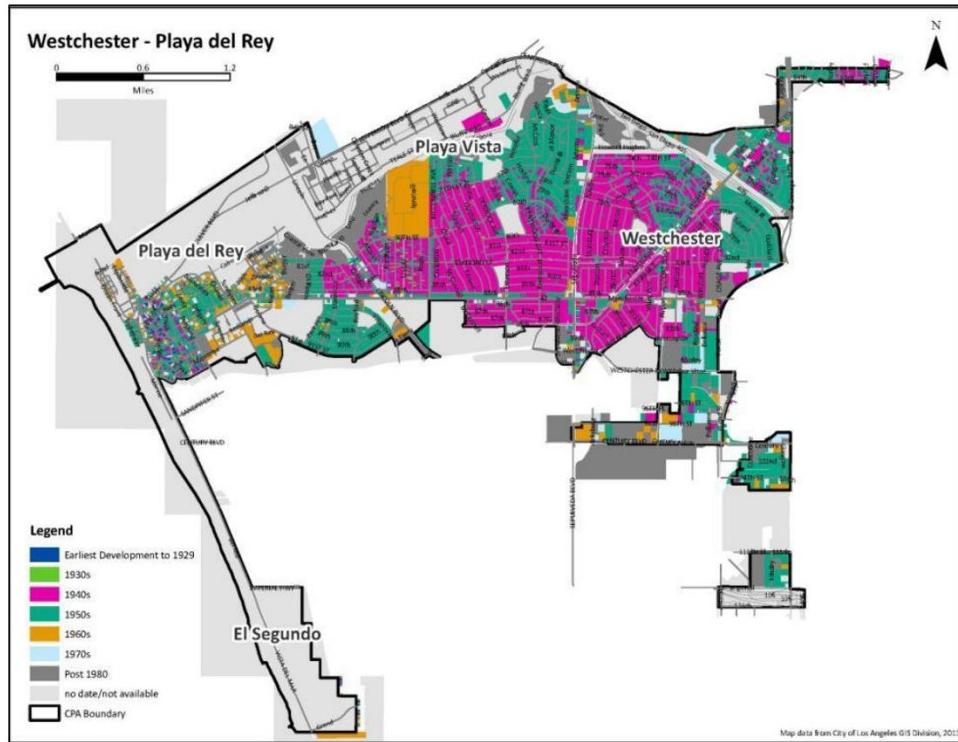
5



**SurveyLA**

Westchester-Playa del Rey Community Plan Area

13



### Development History

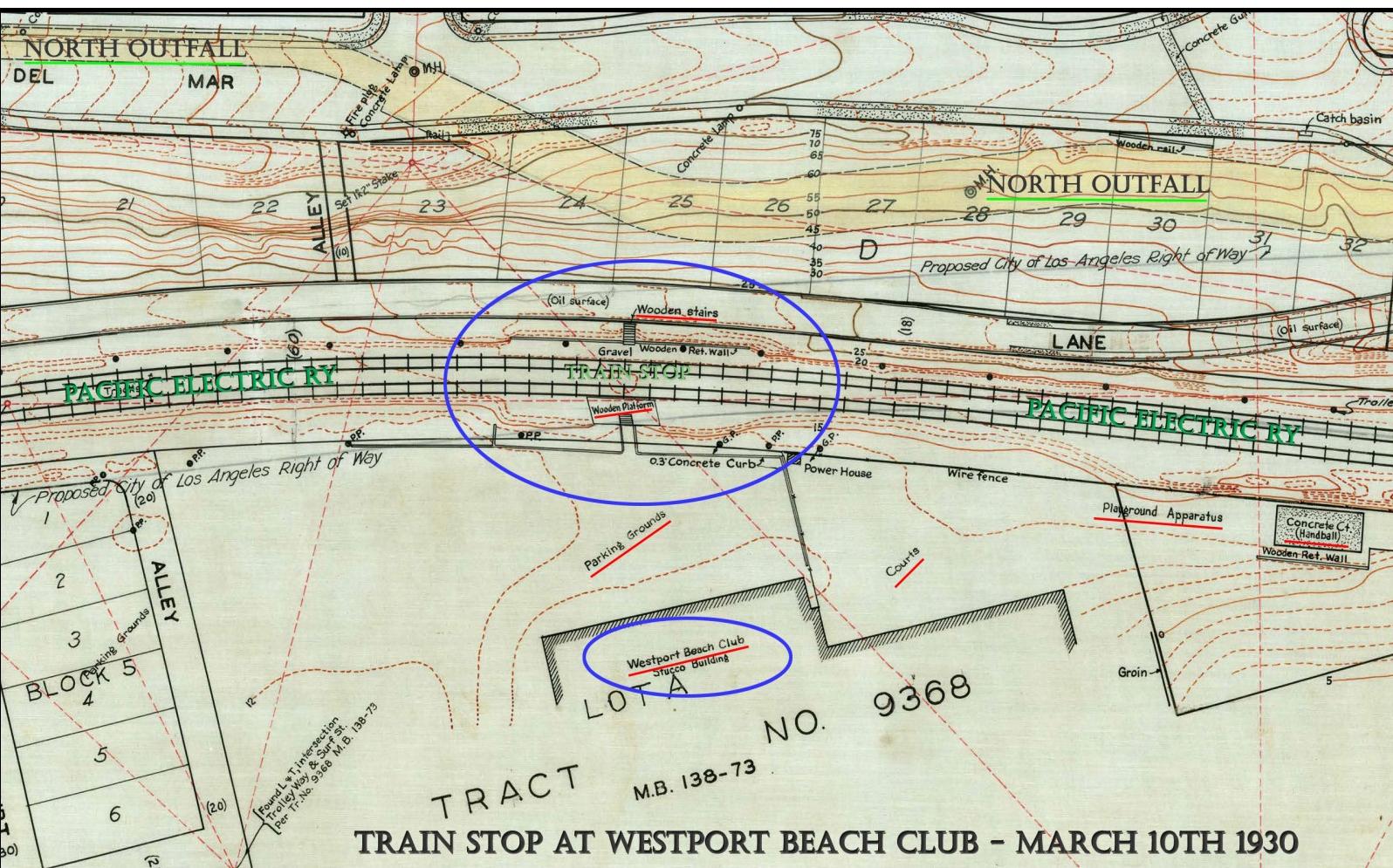
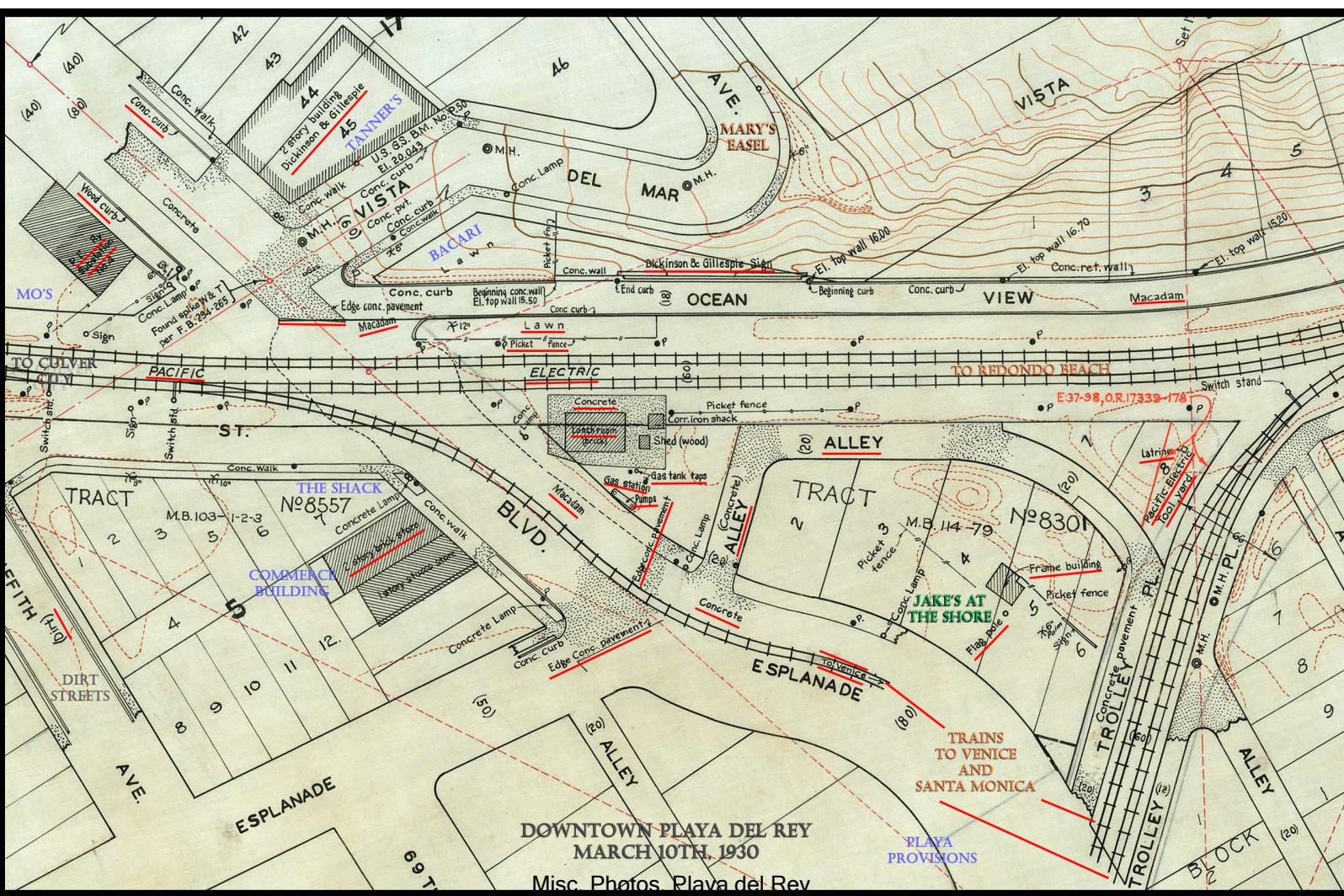
Located in proximity to the ocean, the Westchester-Playa del Rey area has attracted would-be developers since the late 19<sup>th</sup> century, though it did not see widespread development until the build-up to U. S. entry into World War I. Before any of that activity, the area was home to the marshy outlet of the Los Angeles River (the meandering river's outlet moved to its current location at San Pedro during a flash flood in the 1820s). This wetland, which was also fed by Ballona and Centinela Creeks along with other minor drainages, dominated the parts of the Survey Area that were not located on the higher bluffs. The area, in conjunction with the nearby Centinela Springs, was heavily used by members of the Tongva tribe before European, Mexican, and European American incursions. The entire area was relatively well-watered and therefore ideal for grazing and agriculture. Early occupants of El Pueblo de Nuestra Señora la Reina de los Ángeles established some of their cattle herds in pastures there, and eventually the region was divided into Mexican land grant ranchos that pursued cattle-raising and agriculture on more intense scales.

### SurveyLA

Westchester-Playa del Rey Community Plan Area

7

# **Misc. Photos**



*The* Del Rey  
DEVELOPMENT

Misc. Photos, Playa del Rey

DICKINSON & GILLESPIE  
CORPORATION  
LOS ANGELES — CALIF.



*Architect to Occupy Residence Along Seashore*Future Home of W. J. Dodd

Construction work has started on a seven-room Spanish-type home for W. J. Dodd, architect at Playa Del Rey, according to V. L. Gentry, manager for the Dickinson & Gillespie Corporation, developers of the project, who reports plans completed for fifteen additional residences and building work in progress on eight others. The Dodd home contains three bedrooms, living-room, large dining-room, combination breakfast and serving room and kitchen. It is situated on sloping ground and overlooks the ocean.



**HISTORIC-CULTURAL MONUMENT NO. 1195**  
**CITY OF LOS ANGELES**

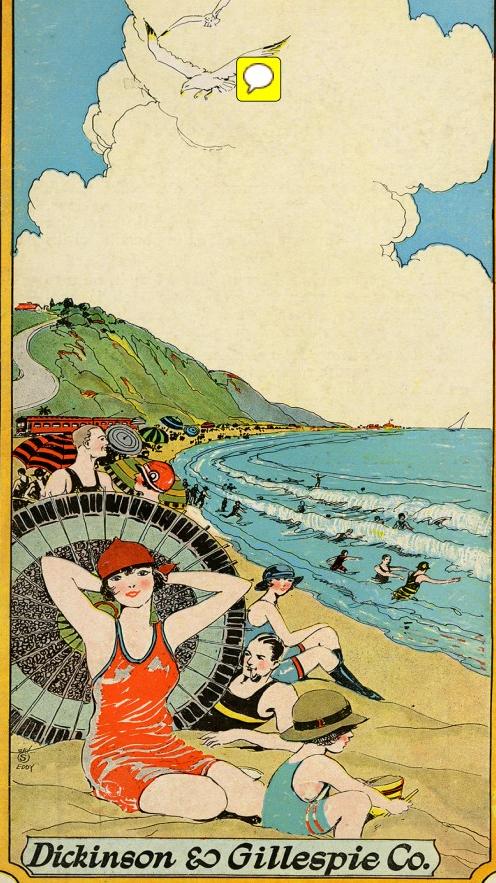
# The Last of the Beaches



# PALISADES DEL REY



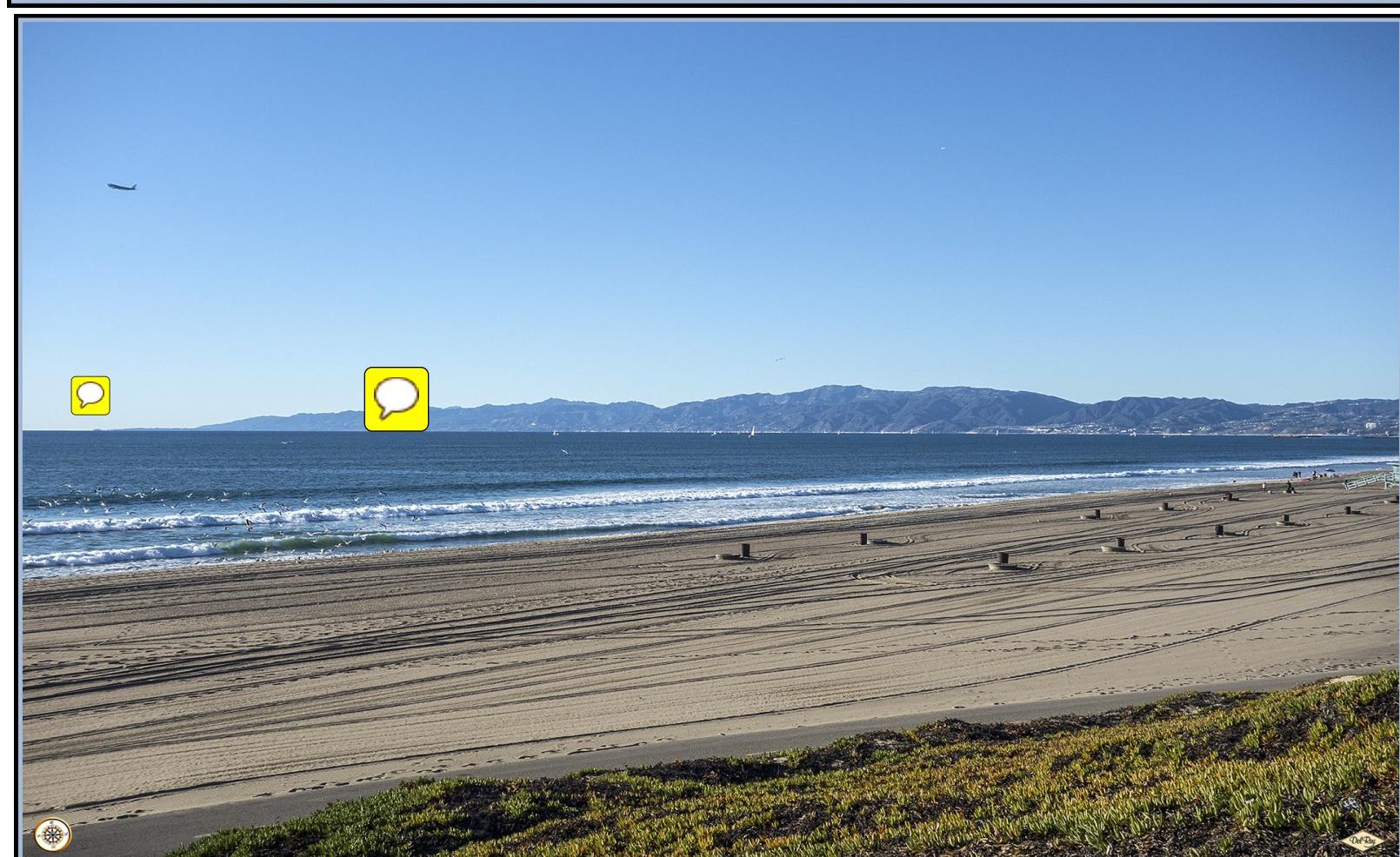
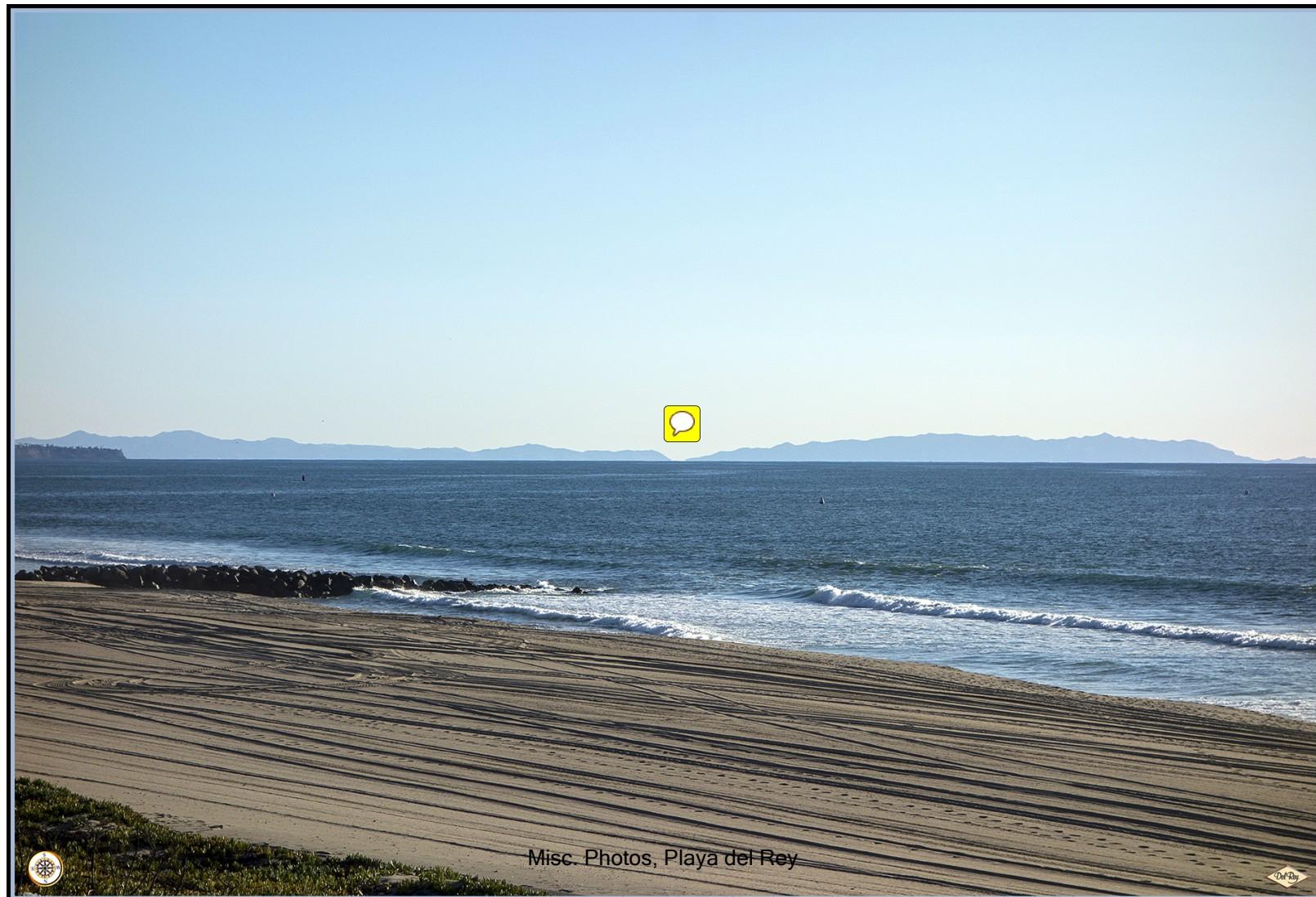
# PALISADES DEL REY



## PLAYA DEL REY

A unique area next to the Pacific Ocean, centrally located in relation to the City of Los Angeles, Playa del Rey maintains its community pride and community-minded atmosphere lost in so many other areas.

Its beautiful geographic location, distinct identity as a waterfront community, integration of housing, shopping, entertainment, recreation and open space, provide its residents and visitors an optimum environment in which to live, work, and play. Its shops and restaurants are unique, their style befitting the location, servicing the needs of customers in a manner that displays the family, civic and commercial values held in such high esteem in Playa del Rey.





DODD PLAYA DEL REY  
RESIDENCE

SPANISH COLONIAL REVIVAL STYLE

WILLIAM J. DODD, ARCHITECT

DICKINSON & GILLESPIE, CONTRACTOR

FRITZ B. BURNS, DEVELOPER

BUILT 1930

DECLARED 2019



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Dodd Playa del Rey Residence Historic-Cultural Monument No. 1195

